

**Frankfort Planning Commission
Regular Meeting
March 11, 2008**

Meeting called to order at 7:00 PM by Chairman Doug Rath

Roll Call: Larson, McLaughlin, Storrer, Hommel, Johnson, Rath, Ogilvie. Duncan arrived late. Also: City Superintendent Josh Mills, Thelma Novak-Rider, Randy Dye, Rick Rineer, JoAnn Holwerda, Dennis Haugen, Norma Elias, Myra Elias, Bonnie Warren.

Approval of Minutes: Motion by Hommel, seconded by Johnson to deter the approval of the February 12, 2008 meeting minutes until the March 25, 2008 meeting. Ayes: All. Nays: None. Motion carried.

Planning Commission discussed receiving minutes sooner. Mills spoke to the history of the minute preparation including a Planning Commission secretary doing the minutes, followed by a recording secretary being hired and most recently city hall staff finding time to do the minutes.

Approval of Agenda: Motion by Storrer, seconded by McLaughlin to rearrange the agenda under New Business to read as follows: 1) Election of Officer; 2) Master Plan Forum – Section 9; and 3) Site Plan Review for Frankfort Deli Too, LLC. Hommel stated that typically there is little discussion on item #1 (Site Plan Review) and that is why it is listed first on the agenda. Rath agreed, however, felt the election of officers should be first and then the new chair could run the meeting. Ayes: Larson, McLaughlin, Storrer, Johnson, Ogilvie. Nays: Rath, Hommel, Duncan. Motion carried.

McLaughlin stated she was surprised not to see discussion on issues brought forth to City Council at their February meeting on the agenda in regards to becoming a Planning Commission member. Questioned if there was a reason it wasn't on the agenda.

Rath stated he was unsure why it was not on the agenda, however, it could be put on the agenda for the next regular meeting.

McLaughlin questioned the process for getting items on the agenda.

Rath stated items for the agenda should be given to Josh or the chair.

McLaughlin stated she would follow through with a formal request for it to be on the April agenda.

Public Input:

Thelma Novak – Concerned with Section 1 “the most controversial section” on the Master Plan revisions being “stuck” in with another meeting. Questioned why it is not being discussed on its own.

Rath stated with Section 1 there is one piece of property in particular that has everyone's attention. Didn't feel anything would be done with that until the judge comes back with a decision, nothing will be done until after the trial.

Novak – Said she wasn't referring to Mr. Tobin. Felt Section 1 would be most controversial due to what the entire classification would be. Some sections the Planning Commission is allowing a whole meeting for and some sections only a partial meeting.

Rath – The Planning Commission felt they should meet twice a month. Felt the agenda should be set; however, if the Commission doesn't finish a particular section, they will continue at the next meeting. Stated the Commission may get off schedule and that's ok.

Randy Dye – Stated Incoe has not sold yet but almost. Inspections are being performed. Stated the new owner would like to have 3-4 different business in the building. Also stated new owner will give all profits back in the form of such things as scholarships to the schools. The business is not profit-oriented; however, excess money will be put back into the community.

Old Business: None

New Business:

1. Election of Officers

Motion by Johnson, seconded by Duncan to nominate Ogilvie for chair. There were no other nominations. Ayes: All. Nays: None. Motion carried.

Ogilvie took over as chair of the meeting.

Motion by Rath, seconded by Larson to nominate Bob Johnson as vice-chair. Motion by Hommel, seconded by Duncan to nominate Rath as vice-chair. Ogilvie ask for those in favor of: Johnson – 4 and Rath – 3. Johnson was named the new vice-chair.

Motion by Rath to nominate McLaughlin as secretary. McLaughlin declined the nomination. Larson nominated Storrer. Storrer felt she was too new on the Commission to accept the position. Rath nominated Larson. Larson declined. Mills stated it has been 7 years since the secretary of the Planning Commission actually did the minutes. Larson nominated Duncan. Duncan declined.

Ogilvie stated since failing to receive a nomination and the position needing to be filled, he would appoint Rath for this meeting only.

2. Master Plan Forum – Section 9

Mills gave description of Section 9 followed by the Commission discussing possible uses in the area.

Rick Rineer – Narrow Gauge Rd., Beulah – Questioned the options a buyer would have in this section as far as taxes incentives. Mills stated if a new business is given a tax abatement, the City would have to consider giving an abatement to existing businesses as well which would possibly put the City in a financial situation where taxes would have to be raised to residential and commercial users. Mills stated there are incentives through the county EDC such as low interest loans, community block grants.

3. Site Plan Review for Frankfort Deli Too, LLC

Dennis Haugen gave brief description of improvements planned at the Frankfort Deli Too, LLC, owned by Michele Larson, which included the addition of a handicap ramp to the south of the building. Due to the new use of the building (the former Masonic Lodge), a ramp must be installed to access the main floor.

Michele Lawson, Planning Commission member, was excused from comment and consideration by the Chair.

Motion by Rath, seconded by Duncan to approve the site plan for Frankfort Deli Too, LLC as presented. Ayes: All (except except Larson, who was excused for conflict of interest). Nays: None. Motion carried.

Ogilvie asked if there was any further new business to come before the Commission. Mills stated the information he provided from Bryan Graham regarding an interim zoning ordinance was at the request of the City Council. Stated he would be on vacation the next 2 weeks.

McLaughlin asked if the process for getting on the Planning Commission and clarification as to what happens after the public hearings in regard to the Master Plan revisions could be placed on the April agenda.

Motion by Rath, seconded by Hommel to defer the discussion of Section 8 until Josh would be present. Ayes: All. Nays: None. Motion carried.

Ogilvie noted that the process for getting on the Planning Commission, the interim zoning ordinance and timeline for the Master Plan revisions would be discussed at the April meeting as well.

Public Input (agenda items only):

Bonnie Warren – Asked for clarification on date changes for the Master Plan revisions. Ogilvie stated all

discussions would be moved back 2 weeks.

Motion by Duncan, seconded by Johnson to adjourn. Ayes: All. Nays: None. Motion carried.

Respectfully submitted,

Bruce Ogilvie, Chair

Doug Rath, Acting Secretary