

**Frankfort Planning Commission
Regular Meeting
April 10, 2007**

Meeting called to order at 7:05p.m. by City Superintendent Josh Mills

Roll Call: Present: Joe Hommel, Robert Johnson, Michele Larson, Akihiko Machida, Nancy Marshall, Bruce Ogilvie, JoAnne Strohmer. Absent: Doug Rath. There is one vacancy on the Planning Commission. Also present: Josh Mills, City Superintendent; J. Douglas Holmes, Myra Elias, Larry & Julie Clingman, Suz McLaughlin, Dr. Douglas Coles, Brian Murphy, DeWitt Card, Don LaBelle.

Motion by Johnson, seconded by Marshall to appoint Joe Hommel as acting chair for the meeting due to the absence of Chairman Rath and the position of vice-chair being vacant. Ayes: All

Approval of Minutes:

Motion by Johnson, seconded by Ogilvie to approve the minutes from January 9, 2007; January 23, 2007; February 13, 2007; and March 13, 2007 as presented. Ayes: All

Approval of Agenda:

Motion by Johnson, seconded by Marshall to approve the agenda as presented. Ayes: All.

Public Input:

J. Douglas Holmes, 718 Forest Ave. – Stated he recently saw an example that the City should consider the possibility of even if it were for a temporary period. Mr. Holmes stated he saw a billboard which stated “build tax free in our industrial park.” Stated we need tax revenues, however there are many people who could benefit from having jobs. Asked if that could be something the City looks into.

Mills stated the City currently is looking at a possible tax abatement policy. Stated if the City offers one business the abatement, it would be hard pressed not to offer the abatement to existing businesses as well.

Public Hearing Opened – Special Use request from DeWitt Card, 921 Main St., Frankfort to utilize the existing structure as a motorcycle shop in the General Commercial District.

Mills stated the property is located in the General Commercial District (GCD) and the district has specific permitted uses. A Special Use Application is necessary due to auto sales or repair requires a permit after special consideration by the Planning Commission.

DeWitt Card stated he hopes to buy, sell and service late model motorcycles; possible work on boats as well. Is attempting to acquire a dealership license to buy and sell through auction.

Myra Elias – Questioned the hours of operation.

Card stated he would be open daily from approximately 8:30 a.m. until 6 p.m. maybe as late as 8 p.m. in the summer.

Marshall asked if the business was a new vehicle dealership or just used bikes.

Card stated used now, in the process of becoming a dealership.

Marshall asked if there would be bicycles for sale as well.

Card – Stated there are already a couple places with bicycles for sale in the area. Not looking to get into that business. Would like to do something for children so is considering possible custom bicycles.

Ogilvie asked if fuel would be stored on the property.

Card stated yes.

Ogilvie questioned what would be done regarding the protection of the environment.

Card stated he'd like to build a storage shed with membrane liner and drain catch to catch waste. Tires will be picked up by a disposal company and batteries will go to NAPA in Beulah.

Ogilvie acknowledged the City ordinance states no outside repair activity is allowed. Asked Card if all repairs would be performed inside.

Card stated repairs would be performed inside other than the possibility of washing boats outside.

Ogilvie questioned who owned the building [Don LaBelle]. Ogilvie asked if LaBelle would be at the facility. LaBelle stated he has a home on Forest Avenue, however, he lives downstate.

Brian Murphy questioned if the business would be mainly retail with accessories, parts?

Card stated he would carry only what's needed to ride: leather jackets, t-shirts, parts.

Ogilvie asked if repairs would be performed by the applicant.

Card stated at first he would do the repairs. He was turned down to be a dealership, which could change, and then a certified tech would have to be hired.

Ogilvie stated the public perception of the operation is sound associated with revving of engines. To be a good neighbor, limiting that would be good.

Card – EPA is continually looking to have exhaust systems on motorcycles changed in regards to noise and exhaust; not the same as motorcycles of the late 90's.

Douglas Coles – Concerned with noise. Has already had difficulty hearing through stethoscope and nurses and patients have been startled from time to time. Part of quaintness of Frankfort is the renaissance of activities going on. If you bring industry in such as this, it distracts from the Frankfort ambiance. Not sure of visitors coming in on Main Street are going to appreciate having motorcycles taking off.

Card stated he understands the concerns; could put signage stating doctor office next door. Doesn't want to see anyone hurt. Can't say he can stop them [motorcyclists] from revving engines. These guys aren't going through here on \$100 motorcycles; they're going through on \$20,000 - \$60,000 bikes. Motorcyclists spend money. They'll frequent restaurants. They will be in groups. They won't be out bar hopping. There will be groups of people on motorcycles seeing what Frankfort has to offer.

Coles stated he didn't mean to characterize all bikers as bad Hell's Angels type. Has ridden bikes in the past and guys get together, make noise. It's a good time. Stated his question is, should the location be right there?

Card stated he looked at other locations in town which had contamination. Stated it would require a significant amount of money to clean the sites up.

Public Hearing Closed

Johnson asked if there was an ordinance for noise. Mills concurred. Quiet time is 11 p.m. to 7 a.m. If there is a situation with a complaint, the police would have to respond with a decibel meter.

Marshall questioned if letters were sent out to property owners in the area. Mills concurred, everyone within 300'. Marshall asked if there was any response from surrounding property owners. Mills stated no.

Ogilvie stated one of the goals, as the Planning Commission looked at the current Master Plan, is to have this type of development occur in the Central Business/Main Street area where there is residential and a business use. He questioned, how does it integrate into the existing structure of that area. If the City has a noise ordinance, how do we enforce it. He stated that because this is Special Use, the Planning Commission can put special conditions that the applicant make every effort to try to control noise activities that would be detrimental to the neighbors. Concerned with public safety issues of any auto or motorcycle dealership on Main Street

The Planning Commission went through the following standards and findings under Section 8115.06 and 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; **Marshall stated questionable; Strohmer disagreed; remaining members agreed**
- (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; **Strohmer disagreed, remaining members agreed**
- (e) Will not be detrimental, hazardous, or disturbing to existing and future neighboring uses, persons, property, or the public welfare; and **Marshall stated questionable; Larson disagreed; remaining members agreed**
- (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 Ogilvie, seconded Marshall to approve the Special Use request for DeWitt Card to operate a motorcycle sales facility at 921 Main Street with a condition that applicant must conform to Chapter 5, Article 4 (noise regulation) of the Frankfort Municipal Code. Yeas: All. Motion carried.

Old Business:

1. Master Plan Revisions

Ogilvie stated the subcommittee is continuing to work on revisions. Planning Commission members were given summary with proposed revisions (attached) subcommittee has discussed.

No motion necessary

2. Historical District

No new information

New Business

1. Election of Officers

Mills stated the mayor was conducting interviews to fill the vacancy on the Planning Commission.

Motion by Johnson, seconded by Machida to postpone election of officers until the May meeting.

2. Site Plan Review – Lockhart Field

Mills explained that a committee of Rotarians has been working to find a way to raise funds to construct a new locker room facility at Lockhart Field. Mills stated the City of Frankfort owns Lockhart Field and the City contracts with Frankfort-Elberta Athletic Association (FEAA) to maintain and operate the field and to provide summer youth sporting events. The FEAA contracts with the school district for football, softball and baseball games. The City, other than insurance and utilities, pays FEAA \$1,000 to maintain the facility. Current building dates back to the 1930's. The proposed project is to demolish the existing building and replace it with a split-faced block building with public restrooms, home and visiting team locker rooms and storage. Rotary and FEAA has raised approximately \$60,000 of the \$130,000 projected cost to construct the facility.

Motion by Ogilvie, seconded by Marshall to approve the site plan for the new locker room/restroom facility at Lockhart Field. Ayes: All. Motion carried.

Public Input – Agenda Items Only

Suz McLaughlin – Spoke about the on-going educational opportunities available through Michigan Municipal League (MML); quite a list of onsite sessions available. Has been told it's extremely reasonable. Also, with the current airport situation, the public generally felt left out of the proposed expansion process. Felt it would behoove the Planning Commission or subcommittee to look at a press release about process going through regarding Master Plan Revisions. Things being proposed about future development may come out as a shock to some, not too early to include the public in the process. Felt there was overwhelming public participation in previous revision process. This is a "hot button" community issue.

Ogilvie stated the subcommittee is working to present a plan to look at the City, what is most similar and what is most dissimilar with each section of the City. Mills stated possibly a guest column in the newspaper to inform the public as to the thoughts and ideas of the subcommittee would be a good idea.

The discussion continued between the Planning Commission and McLaughlin as to when the public would have input into the proposed Master Plan revisions.

Julie Clingman stated the community needs to be educated as to what the revenue problems are to better understand why certain development ideas are being suggested. Most individuals don't know there are financial problems. Clingman suggested Mills say there is a solution and explain why the proposed revisions will make our community viable.

Myra Elias, addressing the Card Special Use application. They are open for business, why are they now requesting permission. Mills stated they shouldn't be open. Stated he told owner before property was bought, they needed a Special Use Permit. Elias stated she wanted to go on record that she felt this was really a poor use of this particular business site due to it being located on Main Street and next to a doctor's office. It will have a negative impact.

Motion by Ogilvie, seconded by Johnson to adjourn at 8:55 p.m. Ayes: All.

Respectfully submitted,

Joshua J. Mills
Recording Secretary

Douglas Rath, Chair

Joseph Hommel, Secretary