

**Frankfort Planning Commission
Special Meeting Minutes
May 13, 2010**

Call to order: 7:00pm

Roll Call: Ogilvie, Storrer, Condon, Campbell, Larsen

Absent: McLaughlin, Martin and Bartley

Public: Mayor Johnson, City Superintendent Josh Mills, Sharron May, Marsha Stobie, Bonnie Warren, JoAnn Frary, Dale Evans

Quorum present

Approval of Agenda moved Storrer; seconded Condon; all ayes; Motion passes

Public input on general issue only: none

Motion to open Public hearing for application for a Special Use Permit from Bayview Grille, 727 Main Street, Frankfort, that the new owner is granted a Special Use Permit for the purpose of constructing an outdoor eating area consisting of 760 sq. ft. of covered seating and 608 sq. ft. of patio seating in the Central Business District. Moved Storrer; seconded Condon; all ayes; motion passes.

Discussion: **Marsha Stobie**, Architect reviews proposed site plan.

Ogilvie seeks clarification on storage space access; plan for entertainment in consideration of noise ordinance; non-obstruction of pedestrian traffic; water issue with regards to low area with new asphalt; and signage. **Storrer** asks about handicapped parking; agreement with bank for parking when bank is not in operation, parking on Saturdays when bank is open during Farmer's Market, signage reconfiguration and placement; **Campbell** comments on aesthetic appeal. **Ogilvie:** clarifies that as there is no means at this time for enforcing the new Master Plan, it is consistent with the Comprehensive Plan. **Condon** notes that parking looks more organized. **Mills** questions treatment of posts (painted); timeline on phases I and II; offers parking lot suggestions: infiltrator system, pervious surface or rain garden if not paved; clarifies location of signage; landscaping; and possible grants.

Public comment on requested Special use Permit and Site Plan proposed:

Bob Johnson, 312 Forest, has concern over sidewalk slope and asks if there is consideration of a curb, as a safety issue. He suggests something in writing to be a conditional to the approval.

Mills recommends that the Planning Commission approve with a condition of a curb cut to occur within a year.

Motion to close public hearing moved Condon; seconded Larson; all ayes; motion passes.

Motion to approve application for special use permit by Bayview Grille with special condition of a one year review for required curbing, sidewalk, delineation of entrance and observation of drainage. All ayes. Motion passes.

Planning Chair, Ogilvie, reviews Findings of Facts

Old Business: none

New Business: none

Motion to adjourn moved Storrer; seconded Condon; motion passes. Meeting adjourned at 7:49 pm

Commissioner Handouts: proposed site plan

Next Regular Planning Commission meeting: June 8, 2010