

**Frankfort Planning Commission  
Regular Meeting  
June 12, 2007**

Meeting called to order at 7:02 p.m. by Chairman Doug Rath

**Roll Call:** Present: Ed Duncan, Robert Johnson, Michele Larson, Akihiko Machida, Nancy Marshall, Bruce Ogilvie, Doug Rath, JoAnne Strohmer. Absent: Joe Hommel. Also present: Thelma Novak, Fred Stranski, Earl Soderquist, Ernest Elliott, Larry & Julie Clingman, Suzanne Glenn, Jackie McLaughlin, Suz McLaughlin, Les Poggermyer.

**Approval of Minutes:**

Minutes of the May meeting were not available.

**Approval of Agenda:**

Motion to amend the agenda to include "Special Meetings" under new business. Yeas: All. Nays: None. Motion carried.

**Public Input:**

Thelma Novak – Questioned if the public would be allowed to speak at the open hearing. Rath stated yes.

Fred Stransky asked if he should speak now regarding the BLUA application. Rath stated public input would be taken regarding BLUA when that point of the agenda was reached.

**Old Business:**

**1. Master Plan Revisions**

Ogilvie stated a grant proposal was prepared for HUD to seek approval of the grant for \$99,000. All materials have been presented including bids from various contractors, city planners, aerial photographers and City Simulation. Hopes to have approval of revising master plan, re-doing land use and zoning ordinance soon. Subcommittee also determined preliminary timeline for public meetings.

No motion necessary

**Public Hearing Opened – Special Use request from Betsie Lake Utility Authority (BLUA), 181 Lake St., Frankfort to construct a third final clarifier and new sludge storage tank together with yard piping and miscellaneous structures for utilities in the Industrial Park.**

Rath read correspondence from the Friends of Betsie Bay (FOBB) in opposition to BLUA's request. (Attached)

Ernest Elliott, BLUA Superintendent, spoke regarding the issues of odor at the facility and how the project will alleviate the odor issue to some extent. Also stated the project would create less traffic coming in and out of the plant. Stated the project was no cost to taxpayers; fund from BLUA to make improvements.

There was no public input in favor of the project.

Fred Stransky, 285 Lake Street – Stated there have been periods of 35 days with odor problems at the facility. The last expansion was supposed to solve the problem, but did not. Disappointed there were no BLUA board members present at the meeting. Stated he informed the BLUA board about a lawsuit in Wyoming, MI by people living around the treatment plant. Landowners sued and won because odor was so bad. Took suggestions from Wyoming to BLUA board and suggestions, with very few exceptions, were not implemented. Sewage from third parties is a major problem. How much of the expansion is due to third parties versus the infrastructure needs of Frankfort. Recommended, at a minimum, that scrubbers and odormeter be installed at the facility

Rath read Luedtke Engineering letter in favor of BLUA's request. (Attached).

Earl Soderquist, Frankfort Building Supply – Odor is main concern. People have walked out of store, had employees quit due to smell. Not opposed to project just wants something done about odor.

Suzanne Glenn, member of FOBB, does not smell BLUA at her home but rides by and the smell is overpowering. Urges Planning Commission to add in condition that odor be addressed. Feels outside waste is a problem.

Julie Clingman, 575 Cherry Grove Lane also owner of property south of East Shore Marina. Questioned the excavating equipment present at BLUA. Wondered if work had already begun. Elliott stated equipment was on Luedtke's property. Clingman questioned if outside waste wasn't being brought in, could the facility still operate with current equipment. Elliott stated if no changes are made in the operation of the facility, sewer rates would double.

Jackie McLaughlin questioned who are the members of BLUA's board. There was no definitive answer.

Suz McLaughlin stated people don't realize there are a lot of people in the City that aren't hooked up to the sewer system. Recommended that scrubbers and odormeter be installed as Stransky had suggested.

Thelma Novak, 1019 River Road – Stated she contacted the DEQ in the early 1990's and was told there should never be any smell coming from BLUA. Kept reporting smell and nothing happened. Why would they be allowed to expand when they can't control smell thus far. Bad choice of sites, stop expansion, start finding some other place, some other means to handle waste.

Stransky stated he spoke with Josh Mills [City Superintendent] and Mills stated that with the right technology there shouldn't be a problem. Reminded the Planning Commission that the people living in the Wyoming area are now satisfied. Changes were made and they are satisfied with the changes that were made. Suggested that recommendation be made to BLUA board that someone on the board live in that area or has a business in the area; wondered if that would change things.

### **Public Hearing Closed**

Commission continued discussion regarding proposed project at BLUA including possibility of eliminating odor, covering storage tanks.

Motion by Marshall, seconded by Johnson to table discussion of the BLUA proposal until further information was available and to invite the board members of BLUA to address the questions raised. Yeas: All Nays: None. Motion carried.

### **Public Hearing Opened – Special Use request from Paul Oliver Memorial Hospital (POMH), 227 Park Ave., Frankfort to create a 12-stall, 60'x60' asphalted parking area in the Major Medical District.**

Rath stated there was no correspondence either for or against the project, however, Mills stated in correspondence POMH owns both parcels surrounding the proposed parking area, thus there was no need for a vegetative buffer. POMH also plans to construct a sidewalk in the area in the future.

There was no one in attendance speaking for or against the proposed project.

### **Public Hearing Closed**

Commission discussed concerns with parking area encroaching on setbacks. Ogilvie stated the drawing was incomplete. He reviewed site and it appeared more detailed information was required. Also drainage and lighting was questioned.

Rath read letter from POMH regarding the project. (Attached)

Motion by Ogilvie, seconded by Marshall to table the request from POMH until more adequate information was available in regards to drainage, setbacks and lighting. Yeas: All Nays: None. Motion carried.

**Public Hearing Opened – Special Use request from Trinity Lutheran Church, 955 James St., Frankfort to construct a fellowship hall addition and small office addition to the existing church in the R-2 District.**

Rath read letter from Randy Bell opposed to the special use request. (Attached).

Les Poggermeyer gave a brief review of the proposed project to replace the existing fellowship hall. The old hall will be utilized as an education area for Sunday School.

There was no one in attendance to speak for or against the proposed project.

**Public Hearing Closed**

Motion by Ogilvie, seconded by Duncan to approve the proposed plan for the Trinity Lutheran Church's addition of the fellowship hall and small office. Yeas: All Nays: None. Motion carried.

Motion by Ogilvie, seconded by Johnson to approve the zoning/land use for the proposed addition of the Trinity Lutheran Church. Yeas: All. Nays: None. Motion carried.

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 8-0**
- (b) Will be compatible with the natural environment and existing and future land uses in the vicinity; **Agreed 8-0**
- (c) Will be compatible with the City Comprehensive Plan; **Agreed 8-0**
- (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 8-0**
- (e) Will not be detrimental, hazardous, or disturbing to existing and future neighboring uses, persons, property, or the public welfare; and **Agreed 8-0**
- (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 8-0**

Motion by Duncan, seconded Johnson to approve the Special Use request for Trinity Lutheran Church, 955 James Street, Frankfort to construct a fellowship hall addition and small office addition to the existing church in the R-2 District. Yeas: All. Nays: None. Motion carried.

**New Business**

**1. Proposed Ordinance Amendment to Section 8105.02 (b) (2)**

Motion by Ogilvie, seconded by Johnson to table the discussion regarding the proposed ordinance amendment to Section 8105.02 (b) (2) until the next meeting. Ayes: All Nays: None. Motion carried.

## **2. Special Meetings**

Planning Commission discussed dates to hold public hearings regarding master plan changes. Ogilvie stated Williams & Works submitted a proposal which outlined approach to revise master plan, zoning ordinance and land use plan. Need to form steering committee to work with Williams & Works on those issues. Ogilvie, Strohmer, Marshall & Larsen volunteered to be on steering committee. Planning Commission discussed getting a member at large from the community to be on the committee as well.

No motion necessary

### **Public Input – Agenda Items Only**

None

Motion by Marshall, seconded by Ogilvie to adjourn. Yeas: All. Nays: None. Motion carried.

Respectfully submitted,

Joshua J. Mills  
Recording Secretary

---

Douglas Rath, Chair

---

Akihiko Machida, Secretary