

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

Meeting called to order at 7:00 p.m. by Chairman Doug Rath

Roll Call: Ed Duncan, Joe Hommel, Robert Johnson, Michele Larson, Akihiko Machida, Nancy Marshall, Bruce Ogilvie, Doug Rath, JoAnne Strohmer. Also present: City Superintendent Josh Mills, Ernest Elliott, Ken Holmes, Myra Elias, Tom Zatkovic, Dennis Haugen, Bonnie Warren, Jon Snyder, Julie & Larry Clingman.

Approval of Minutes:

Motion by Ogilvie, seconded by Hommel to approve the minutes of the May 8, 2007 meeting with a change to note Akihiko Machida is now the secretary to the Planning Commission. Yeas: All. Nays: None. Motion carried.

Motion by Ogilvie, seconded by Johnson to approve the minutes of the June 12, 2007 meeting with a change to note Akihiko Machida as secretary and correction of the word "mall" to "small" on page 3. Ayes: All. Nays: None. Motion carried.

Approval of Agenda:

Motion by Johnson, seconded by Hommel to approve the agenda with the addition of Goldcoast Marina for a preliminary review of the bathhouse.

Public Input

Fred Stransky, 285 Lake St., Presented documentation from the City of Wyoming regarding the odor problem with their sewer plant & fines that were levied on the City because of it.

Julius Heniser, 590 Bellows Ave. Presented petition regarding the property of Dorothy Hensel not being subdivided.

Bonnie Warren, Corning Ave. Questioned what the Planning Commission does regarding information presented by Stransky & Heniser. Rath stated the public hearing for BLUA was finished, however that doesn't mean info will not be read. Rath also stated there is nothing before the Planning Commission at this time regarding the Hensel property. Mills addressed the questioned regarding the Hensel property by stating under the land division act the parcel can be divided. The parcel in question is large enough to accommodate four lots. IF the purchaser meets all the objectives of the ordinance (setbacks, road frontage, etc.) there is nothing that can be done about a split.

Myra Elias, 110 George St. Would hope the Planning Commission would review the info presented by Mr. Stransky before making their decision on the BLUA project.

Bonnie Warren, Agreed with Elias

Ken Holmes, Village of Elberta stated the State forced Frankfort/Elberta to put the sewer plant in. The current location was the only feasible, cost efficient location for the plant. There is no way to totally eliminate the odor from the plant.

Old Business:

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

Proposed Ordinance Amendment Mills explained that duplexes are allowed in the R-2 district as long as ingress and egress is off M-22. Would like to clarify the wording in the ordinance. Stated Planning Commission could table the issue at this time and make it a part of the Master Plan revisions.

Motion by Duncan, seconded by Ogilvie to table the proposed ordinance amendment and discuss it during master plan revisions. Ayes: All. Nays: None. Motion carried.

2. BLUA Special Use (Public Hearing Closed)

Motion by Ogilvie, seconded by Marshall to reopen the board discussion regarding the BLUA project.

Board Members from BLUA, an engineer from Gosling Czubak, Ernest Elliott, BLUA supervisor and Planning Commission members discussed numerous aspects of the proposed project including odor, outside sources unloading at the facility, the possibility of covering the tanks, storage capacity of the sludge tank, aerators, cost increase to consumers if the project is not approved and continuing to monitor the odor.

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 9-0**
- (b) Will be compatible with the natural environment and existing and future land uses in the vicinity; **Agreed 9-0**
- (c) Will be compatible with the City Comprehensive Plan; **Agreed 9-0**
- (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 9-0**
- (e) Will not be detrimental, hazardous, or disturbing to existing and future neighboring uses, persons, property, or the public welfare; and **Agreed 9-0**
- (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 9-0**

Motion by Duncan, seconded by Johnson to approve the Special Use request for Betsie Lake Utility Authority (BLUA), 181 Lake Street, Frankfort to construct a third final clarifier and new sludge storage tank together with yard piping and miscellaneous structures for utilities in the Industrial District with the following condition: The BLUA Board, in cooperation with the City of Frankfort & Village Elberta, will to continue to monitor and control odor issue within the limits of their resources.

Ayes: Ogilvie, Marshall, Strohmer, Johnson, Larson, Hommel, Duncan Akihiko. Nays: Rath. Motion Carried.

Machida was excused from meeting due to prior commitment.

3. POMH Special Use (Public Hearing Closed)

Motion by Ogilvie, seconded by Hommel to re-open discussion regarding POMH parking area.

Planning Commission discussed parking area at POMH including proximity to setbacks & possible drainage issues.

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 Ogilvie, seconded by Marshall to approve the Special Use request for Paul Oliver Memorial Hospital (POMH) 127 Park Ave, Frankfort to create a 12-stall, 60'x60' asphalt parking area in the Major Medial District with the following condition: Approval is contingent on POMH combining lots 10, 11 and 40' of Lot 12 to meet the 25' setback requirement in the Major Medical District.

Ayes: All Nays: None Motion carried.

4. Master Plan Revisions

Mills stated the subcommittee would like to have 2-3 more meetings before the next Planning Commission meeting. No motion necessary.

New Business

1. McElduff-Jowett Funeral Home

Mills stated Gaylord Jowett's proposed demolition and reconstruction to the McElduff-Jowett Funeral Home on Forest Ave. Numerous options under R-2 zoning for legally non-conforming uses were possible. Dennis Haugen gave a brief presentation of the proposed plan. No motion necessary.

2. Goldcoast Marina

Mills presented preliminary site plan for the bathhouse at Goldcoast Marina which will be presented at the August meeting. No motion necessary.

Public Input:
None

Motion by Johnson, seconded by Larson to adjourn at 9:27 p.m.

Respectfully submitted,

Joshua J. Mills
Recording Secretary

Douglas Rath, Chair

Akihiko Machida, Secretary