

City of Frankfort Planning Commission
Draft Minutes
July 14, 2015 Regular Meeting 7 p.m.
Haugen Room, City Hall

Call to Order: 7:21 p.m.

Roll Call: Barresi, Bissell, Fairchild, Kirkpatrick, Stahl, (one vacancy), Penne. Quorum present, Fairchild absent

Recognition of Visitors: Pat Storrer, Carolyn and Alex Thayer, Gabe Johnson, Janet & Jeff Hessler, Mayor Robert Johnson.

Motion to approve Minutes of Regular Meeting, June 9, 2015 moved Barresi, supported Kirkpatrick, all ayes, motion passed.

Motion to approve Agenda moved as amended moved Bissell, supported Kirkpatrick, all ayes, motion passed.

Public Comments & Correspondence Concerning Items not on Agenda:

1. **Request to Appear: Pat Storrer**, 424 Corning Ave. expressed disappointment with the process and lack of transparency with regards to the skatepark. She felt there has been minimal opportunity for public comment for a skatepark anywhere, much less Market Square Park. It was mentioned in the Master Plan as an "idea" and the location as a "possible idea" and a low priority. Public Hearings held inside City Council meetings were not an inviting forum for discussion; that's what is needed. She clarified that she is not discussing the skatepark itself but the process.

Josh Mills responded that it was brought up at the Visioning Process meeting # 2 priority. He didn't think they would have the funds. Every few years the idea comes up and people were told to do their due diligence. A hearing process is not required for everything the city does. Mills admitted that the project has been expedited because of a donor. He believes that Market Square Park is the best location and that residents are going to be surprised at the lack of noise. He emphasized that there was no deviation from what is required; there is no mandate to have a Public Hearing.

Maury Stahl responded that quality of life issues might necessitate a public hearing.

Jeff Hessler, 311 Main St. responded that he has been involved in the committee and has skated over 25 parks and the best parks are close to residential zones. The problem areas are in the inconspicuous parks away from the public eye. This is an excellent location. You don't see kids smoking in that park. The skateboard kids are friends with the basketball players.

Nancy Bordine, 108 Main St. Business 1008 Main St. Kids have wanted a safe place to ride and have done fundraisers and letters and media. It's a grassroots thing and they made it happen.

Gene Forrester supported Stahl's comment that they first found out about it a couple of weeks ago.

Carolyn Thayer, 831 James St. said that they feel fortunate that we have a community that helps raise each other's kids. Change is hard but this type of change - a community of all ages - gives particularly the young folks, a place to go. You will find that parents will be watching and that it's fun to see. Come be part of the scene. Market Square Park is a good location. Yes, it's busy and everyone is already using that park. We need to look at wheels and feet as an important part of our community. We have a rail trail and access and we need to keep promoting that.

Tim Kline Parks and Rec Chair checked his notes and Market Square Park is the best spot. We can't put it at Cannon Park, the beach or other parks. It's in the shadow of a church. It's safe. Kids use headphones. They want to hear their own music. Nothing is set in stone, but trust your PC and P&R to do it the best we can.

Bob Johnson – I think this is going to be a great asset to the community. We don't go to the community for everything. Look at Cannon Park. We've put a lot of money into it over the last two years. I'm sorry people didn't know about it. We can only put so much out there.

Mills- it's a reactive improvement. We went through the Master Plan process and it's not enough. The attendance at our meetings is dismal. Communication is a two-way street.

Johnson – If you want to serve on a committee, let me know today.

Mills – We saw it in 1999 and 2004 regarding the bathrooms. It's an amenity to the park. I think there is a stereotype associated with it and people are going to find out. We adopt these plans and you need to look at it deeply. It's a \$120,000 park amenity. We told the story and it brought in a donation.

Heather Nelson 623 Shorewood, seasonal visitor and rents in Frankfort – You have such a beautiful community and my son wants to move here. We love coming up here and I am excited to see this move forward. Healthy debate is important. Transparency is important. I just want to voice my support.

Pat Storrer- in rebuttal to Josh's statement, quoting page 18-19 on Market Square Park "ideas for improvement include..." Page 36 " a possible new skatepark". That was the first I had ever heard of a skate park and I was on the PC. I was told it was "just an idea". I'm begging a better public discussion on important issues.

Gabe Johnson – you don't allow skateboard on the sidewalks. Riding longboards on the roads is dangerous. Just today I was standing on my skateboard and I was told I was not allowed to ride on the sidewalk. I was just standing there. We need somewhere to ride. With the trail alongside the park you could stay off M-22 and with the other crosswalk you don't have to cross at the blind corner.

Mills – forthcoming is site plans for our parks. There was some mapping done on the Waterfront Park. We update our master plans every 5 years.

2. **Correspondence: Pat Storrer (letter attached)**
3. **Skate Park Update** – Evergreen Skate park reps met with committee members and looked at the site more closely. We received a grant from the GT Ottawa & Chippewa Indians. When we they met with the primarily donor in October, he challenged the kids to a match. An article and fundraising effort happened 2 years ago. The kids distributed letters to a list of donors. Schmuckal Oil gave a donation and there was a \$50,000 donation from a private donor. The skate park builder was among the top 10 in the country. It's a unique business. We asked for an RFQ. It is proposed to start around July 20. They were ranked # 4 out of the 10 best and they were already going to be in Michigan. That played into this. I want people to come to our meetings. This is the most attendance we've had in 6 months. We are competing with other beachfront communities. We were stymied in getting grants because we needed to update our Parks and rec plan. Now that is done we can move forward and apply for grants.

Reports to the Commission:

1. **Report from the Chair: Maury Stahl** – No report
2. **Reports from Planning Commission Committees:**

- a. **Public Facilities** – Sam Barresi reported that the committee has met twice since the last meeting and gave a synopsis. They are evaluating restrooms, parking, directional signage, and bus shuttle service and pick up spots. He emphasized the need for a strategic plan for rehabilitation of the restrooms over a period of years.
- b. **Master Plan Review/Update 2015** – Josh Mills – No report
- c. **Complete Streets Committee** – Melina Penne – No report
3. **Report from Zoning Board of Appeals:** Susan Kirkpatrick and Josh Mills- No report.
4. **Report from Lakes to Land organization** – Josh Mills reported on efforts to collaborate on zoning, expand Explore the Shores program into Benzie County, designate M-22 as a Heritage Route, trail mapping, and a food and farm system proposal.
5. **Report from Parks & Rec Committee** –Josh Mills – No report.
6. **City Superintendent Report:**
 - a. DDA-TIF – the DDA will meet on the 21st and recommend adoption of the plan. The City Council will hold a public hearing. It's a conservative plan.
 - b. Capital Improvement Plan – It is extensive; it is going to take all the ideas for improvements in the Rec plan and translate them into a Capital Improvement Plan.
 - c. Re-development-Ready Communities (MEDC Initiative) – We are 1 of only 10 communities in the state of Michigan that has done its due diligence. It sends a message to quality developers.
 - d. Parks and Recreation Master Plan- The state of Michigan approved it in March. Do we have a Public Hearing for everything? I don't know how we can do that. We have the Planning commission for a reason, to do the due diligence. If we can get the funding to do a detailed site plan for each of these parks, then we can be in a position to be more effective at promoting it through the community. Some people need to see it. Discussion about impact of Skate Park on church services; improving public dialogue; scope of work and building a berm.
 - e. Other - None

Unfinished Business

1. **RFP for new Zoning Attorney** – Josh hopes to get the fine-tuned list distributed soon. A committee will be put together.
2. **Planning Commission By-law and Rules Discussion/Review** – **Chip Smith** was going to get an answer about the number of meetings and the verbiage. Barresi doesn't like the idea of calling a meeting and posting it and then cancelling. He likes "no fewer than" rather than cancelling. That sends a bad message. Fitzpatrick thought that Smith was going to come back with suggestions. The quorum needs to be changed in the bylaws.
3. **Telecommunication Meeting Attendance** – **Chip Smith/Josh** –Define the terminology and make it clear in the bylaws. Barresi recommends that whatever is used the caller needs to be able to hear the presentation.
4. **Follow up on Benzie Shuttle** – The Thursday and Friday before the 4th there were 11 riders. On the 4th there were 94. The businesses need to encourage their employees to park remotely. What about signage? There are signs in place. The DDA to put a sign about where to park. The Chamber did a door to door and gave flyers to put in the window. They weren't very finished looking. Suggestion that businesses hand out cards about parking; to streamline and go every 10 minutes with fewer stops.
5. **Ordinance Change (Number of PC meetings)** – discussed in item 2 above.

New Business

1. None

Public Input – Agenda Items Only

Janet Hessler commended the PC and thanked for the volunteer effort to clean up the beach. Signage: would love to see the trashcans and poop mitts earlier in the season. She is very much in favor of the skate park and not minimizing people's concerns. Pat said something about the lights so maybe down lighting? And Anna Mallien was also concerned about the lighting and noise so berms and lights out at 11? We love the Brewery next door and the sounds are happy sounds but we also appreciate that it ends at 11. The new police officer is concerned about the skateboards on the road. She suggested signage on the beach to remind people that we drink the water we are swimming in and to pick up their own garbage in a non-patronizing way.

Jeff Hessler – the bathrooms down at the pier need to be down there sooner for the winter steelhead fishermen so they don't use the lighthouse and the lake. And the life rings are taken down too early. The surfers are out there.

Sharron May – see Kurt Schindler or your equivalent of the MTA regarding the Open Meeting Act and teleconferencing. They did it at the last county PC meeting and Karl Sparks said it was ok as long as the person could hear and be heard but I would confirm with Kurt Schindler or the Municipal League.

Any Other Business/Ongoing Business, Comments, etc: Minutes briefs for Commission, General Discussion/Braining Storming - None

Motion to adjourn moved Bissell, Kirkpatrick, all ayes, motion passed.

Meeting adjourned at 8:57 p.m.