

**Planning Commission
City of Frankfort
Draft Minutes
July 9, 2013
Regular Meeting**

Call to Order: 7:03 pm
Roll Call : Barresi, Bissell, Campbell, Ogilvie, Penne, Storrer
Excused: Fairchild
Quorum present

Recognition of Visitors: Cate Hollenbeck, Lee Hollenbeck, Sandy Jackson, Josh Mills, Sharron May, Rachel Bowyer, ?? Bowyer

Motion to Approve Minutes of Regular Meeting with correction June 11, 2013 moved Storrer, seconded Barresi, all ayes, motion passed.

Motion to Approve Minutes of Special Meeting June 25, 2013 moved Bissell, seconded Barresi, all ayes, motion passed.

Motion to Approval Agenda with addition moved Storrer; seconded Bissell; all ayes; motion passed.

Public Comments & Correspondence Concerning Items not on Agenda:

1. Correspondence, dated 6/30/2013, from Wilfried Schley regarding solar PV project at 529 Harbor Place.
2. Commissioner **Campbell** raised parking issues, mentioned "rave reviews" from his family about new Cru restaurant, A short discussion followed about parking, including the subject of RV, boat and trailer parking.
3. Request to Appear: none

Reports to the Commission:

1. **Report from the Chair:** Ogilvie shared the advanced manual from MSU's Place-making curriculum. It will be made available to commissioners through Josh Mills. Ogilvie has been appointed to education committee for Lakes to Land Regional Initiative. It looks like 50% of total costs of Citizen Planner program will be covered by scholarships.
2. **Committee Reports:**
 - a. **Kim Fairchild: Signage/Wayfinding Committee** – Mills reported that they are working with MDOT on criteria associated with way finding signs (cannot do double-sided so may put two on north and on south side). Less expensive options for city way finding signs include banners and kiosks.
 - b. **Cory Bissell: DDA/TIFD/Capital Improvements** – Mailings and handouts for nominations to serve on the DDA are ready. There was a notice in the paper and the Chamber will do an E-blast.
 - c. **Pat Storrer: Zoning Ordinance Review Committee** – at the end of 2012 the Residential Review was almost complete; two items remain for which they hope to bring recommendations to the PC next month.
 - d. **Sam Barresi: Public Restroom Facilities Committee/MSU Practicum Intern Report/Recommendations** – Barresi thanked Mills for some of the suggestions that have already been put into place, such as the pedestrian cross-walk signs. Still need to finalize where the flush restroom will be located. Mills will be looking at funding from the Coastal Zone Management fund. Storrer was "under-impressed" with the state of the Market Square restrooms.
3. **City Superintendent Report:**
 - a. **Project Status: Complete Streets and Safe Routes to School Access** – The city will get most of their plan but not all of it. The city is getting sidewalks on both sides of the street from James to 11th. Bids will go out in August and the work will be done this fall.
 - b. DDA – see above report
 - c. Other - none

4. **Zoning Board of Appeals:** Kim Fairchild and Josh Mills: No report

Unfinished Business

1. **Preliminary Site Development Plan Review Concept: still in (Zoning Ordinance Review) Committee - none**

New Business

1. Site Plan Approval

- a. **Presentation and Discussion:** **Rachel Bowyer** wants to Rent-A-Chicken. The coop is not stationary. It is fully enclosed with chicken wire underneath as skunk/weasel deterrent. **Mills** recommended approval. Rent-A-Chicken business has received much notoriety on a national level. **Storrer-** there have been many abandonment issues when the chickens stop laying eggs. **Ogilvie** – we need to have a site plan approval. **Mills** – that is not achievable because the coop will be moving around. **Storrer** – perhaps there could be parameters and setbacks. **Ogilvie** – there is a requirement of a minimum of 25 ft. from any adjacent structure; therefore, we can't approve it. **Mills** – you can if it's in the middle of the lot. **Storrer-** that's only 23 ft from the lot line. **Ogilvie** suggested that it gets booted to the ZBA. **Mills** recommended modifying the Ordinance, not paying \$180 for a ZBA meeting: **Barresi** asks **Bowyer** "what is your intent?" **Bowyer:** Educational; for the children; for the experience; it's a nice connection to where their food comes from. The chickens would be strictly for their own family use and only temporary from May-November. The owner of Rent-A-Chicken drops off hens and enclosure. She picks them up in November and overwinters them on her own property. She tags them if you want to get the same chickens back. **Storrer** – rodents love chicken food; is it going to be kept so that rodents can't get to it? **Bowyer**– it will be stored in the house in a metal container. the feeder is inside or underneath the nesting box. It's not on the ground. **Storrer** asks about the size of the netting. **Barresi-** In Metropolitan Detroit issues were raised such as rats, mice, etc. **Bowyer** if there is any problem at any time, the Rent-a-Chicken person will come and pick them up and take them back to her farm. **Mills** – we need to come up with a definition for enclosure. **Ogilvie** stated that **Mills** has permission to issue a temporary Special Use Permit for 60 days, which would give time to study and learn from it. **Ogilvie** suggested written correspondence to neighbors. **Storrer:** given the time of the year, 60 days is just about to the end of the rental period.
- b. **Background:** this site plan application is the first received in terms of the 2/25/2011 Urban Agriculture Ordinance, this application relates Ordinance 8206.07 Chickens and Rabbits
- c. **Motion to remove item 1c (i.e., a suggested motion wording) from the agenda moved Barresi, seconded Storrer; all ayes; motion passed.**

2. **Other actions in the form of a motion: None**

Public Input – Agenda Items Only

Sharron May – This event points to a flaw in the ordinance. Movable pens are less of an environmental issue and should be encouraged rather than discouraged. Mice inside the coop should not be an issue – chickens are carnivorous – it is only an issue regarding food storage. She complimented the commission for adhering to the ordinance yet finding a workable solution in keeping with the intent of the ordinance.

Sandy Jackson had some chickens at her B&B and a coyote got them.

Any Other Business/Ongoing Business: Comments, Assignments, Discussion Outside of New Business Motions and Outside of Unfinished Business Motions:

Motion to adjourn: moved Barresi, seconded Campbell: all ayes, motion passed.

Meeting adjourned at 8.15pm

Next Meeting(s): *Regular Meeting: Tuesday, August 13, 2013, the Haugen Room, City Hall, 7pm.*

Commissioner Hand-outs: (1) Draft Minutes: Regular Meeting of 6/11/2013, Special Meeting 6/25/2013;