

**Frankfort Planning Commission  
Regular Meeting  
August 14, 2007**

Meeting called to order at 7:01 p.m. by Vice-Chairman Bruce Ogilvie

**Roll Call:** Ed Duncan, Joe Hommel, Robert Johnson, Michele Larson, Akihiko Machida, Nancy Marshall, Bruce Ogilvie, JoAnne Strohmer. Also present: City Superintendent Josh Mills, Thelma Novak-Rider, Bonnie Warren, Suzanne Glynn, Sharon May. Excused: Doug Rath, Bob Johnson.

**Approval of minutes:**

Minutes were not available.

**Approval of agenda:**

Motion by Hommel, seconded by Duncan to amend the agenda to include historical district subcommittee report under Old Business, an email from Jim Lively of the Michigan Land Use Institute and site plan review from Goldcoast Marina under New Business. Ayes: All. Nays: None. Motion carried.

**Public Input:**

Thelma Novak-Rider, 1019 River Rd. - Questioned if BLUA board members were presented at July Planning Commission meeting regarding expansion. Stressed displeasure with Mr. Duncan's comment at the July meeting regarding the number of individuals adversely affected by BLUA. Ogilvie addressed Novak-Rider's comments by stating BLUA board members were present and the Planning Commission is bound by regulations they must follow. Commission cannot change legislative acts enacted by previous commissions. Ogilvie stated the Planning Commission did a thorough analysis of the information presented and had to follow the ordinance as it is currently written.

**Old Business:**

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

Mills suggested the proposed ordinance amendment could be removed from the agenda and discussed during Master Plan revisions.

Motion by Marshall, seconded by Duncan to remove the proposed ordinance amendment to Section 8105.02(b) (2) from Old Business to be addressed within Master Plan revision. Ayes: All. Nays: None. Motion carried.

**2. Master Plan Revisions**

Mills stated the \$99,000 revitalization grant is ready to go, concrete budget has been established. Will submit next week. Mills continued discussion of proposed changes including future residential development, affordable housing, open space, the community's vision for the future, virtual model. Mills spoke of email from Jim Lively of the Michigan Land Use Institute regarding upcoming seminars regarding future growth.

No motion necessary.

**3. Historic District**

Nancy Marshall presented a Historic District Committee Study report (attached). Asked Planning Commission members to review the report with the hopes to incorporate the information into the revised Master Plan.

No motion necessary

**New Business**

**1. Site Plan Amendment for Goldcoast Marina**

Ogilvie stated the original site plan for Goldcoast Marina was approved in March 2007 which included a future bathhouse. Mills stated the Special Use and Site Plan Review approval was contingent on

submittal of the complete bathhouse design. Mills stated the bathhouse design included the addition of decking and handicap ramping to the original design. Planning Commission discussed the square footage of the bathhouse and Mills stated the only change from the original site plan was the decking.

Motion by Duncan, seconded by Hommel to recognize the amended site plan for Goldcoast Marina for the purpose of constructing the quarter deck structure. Ayes: All. Nays: None. Motion carried.

**Public Input**

Suzanne Glynn - Expressed concern with creating a historic district ordinance which may pose a hardship for homeowners. Mills stated he did not want the ordinance to be overly restrictive, wants to help out, compliment homeowners' decisions in regards to home in the historic district.

Mills asked for input from the public regarding accessory dwellings or living quarters above garages which is being considered for all zoning districts in the City. It was stated it was a good idea to generate income for homeowners but there need to be job opportunities in the area for people to fill the rentals.

Motion to adjourn at 7:58 p.m.

Respectfully submitted,

Joshua J. Mills  
Recording Secretary

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Douglas Rath, Chair

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Akihiko Machida, Secretary