

**Planning Commission
City of Frankfort
DRAFT MINUTES
August 9, 2011
Regular Meeting**

Call to Order: 7:00 PM

Roll Call and Recognition of Visitors: Campbell, Fairchild, Ogilvie, Penne, Storrer, [vacancy (2)].

Public Present: City Supervisor Josh Mills, Sharron May, pim Dodge

Quorum Present

Motion to Approve Minutes of Regular Meeting of June 14, 2011 with the following corrections: change of meeting date to June 14th, addition of “see attached report” under Pat Storrer’s report, and change to 8:35 p.m. as the time of adjournment.

Motion to Approve Minutes and July 12, 2011 moved Fairchild, seconded Storrer with correction to changing the word ‘agenda” to “minutes” on line 3 of heading, all ayes, motion passed.

Motion to Approval of Agenda moved Fairchild, seconded Campbell, all ayes, motion passed.

Public Comments & Correspondence Concerning Items Not on the Agenda – A letter of resignation by Tim Larson was read. He is resigning due to health reasons.

Public Input: None

Reports to the Commission:

1)Chair Report on Status of Ordinance development for Medical Marihuana and Alternative Energy.

Ogilvie reported that an arrest in Grand Traverse County has resulted in substantial changes to the definitions and interpretations by the Michigan Court of Appeals. Ogilvie’s draft of initial definitions is on hold due to the court’s action. **Status of Alternative Energy Ordinance:** Based on input from the Earth, Wind and Fire Forum, **Ogilvie** and **Storrer** have prioritized conservation as the most significant action that can be taken is making existing and future residences and businesses more conservation-oriented.

2) Subcommittee Report: Public Forums – Patricia Storrer. See attached report.

3) City Superintendent Report – **Josh Mills** reported on **Main Street Redevelopment** projects and **Specific Site Plan Approval** with updates on the **Heniser project, Patterson Crossing** (formerly Bayview Apartments), and **Complete Streets and Safe Access to Schools** working committee. A median and passing lane were discussed with MDOT. The Library Board is joining. Crystal Lake Township and Elberta will be invited to join. **Status Report on the Temporary Special Use Permit for Bayview Grille** - A signed copy of the permit with conditions was received. The use of commercial signage in the centerline of the road may call for a written policy. A brief discussion followed. **Other: Mills** attended the **Public Hearing for a RV Park in Crystal Lake Township**. The final version of the **Virtual Model** may be ready to be previewed at the September regular meeting.

Unfinished Business- None

New Business - None

Public Input – Agenda Items only

Sharron May, 904 Adams Rd. offered to follow up with some specific unanswered questions from Jim MacInnes and send them to the Alternative Energy committee. Regarding the signage along the centerline, she suggested that might only be permitted for public events on municipal property. As a resident of Crystal Lake Township she questioned what was offered and declined regarding collaboration on Planning and Zoning. She asked how she might encourage future collaborations such as Complete Streets.

Ogilvie: We never got into the substance of the offer. The mayor and I spoke with Bob Barton and Bruce Walton about what we'd just gone through and how that might be extended to meet the township's requirements. This was at the time when the county first proposed [discontinuing] planning and zoning. They weren't interested. We wanted to assist them in the process of having the public meetings, organizing the public comment periods, asking the right questions...

Storrer: We wanted to share experience and insights. As a matter of interest, Sharron spoke highly of what our commission has done, but when the word "Frankfort" is mentioned in a group in Crystal Lake Township... it's sort of odd. But it's worth trying again.

May-What's in it for Frankfort to go through all that effort?

Ogilvie- The first step is collegiality... so they don't have to reinvent the entire wheel. The second part is that there are boundary issues [that] they have been unwilling to talk about during the entire time of our consideration of how we develop land use in our areas.

Storrer: they see it as a land grab.

Ogilvie: a potential land grab

Mills: you go from to 20,000 sq. ft. lots in the rural district to 2.5 acre lots in the township. When it was platted it was intended to be part of the city. Some of this stems back to 1935 when the city became a city instead of a village under township government.

Ogilvie- the corporate memory is such that if the city Frankfort proposes it; Crystal Lake Township is opposed.

Fairchild- no good deed will go unpunished.

May- It seems like residents should be given the opportunity for input on these decisions. How do I get more information outside of this meeting?

Mills- send a mass email to the Planning Commission

Ogilvie- complete streets is a wedge issue we may be used to encourage this joint planning process which is so significant to our future.

Storrer- we have common concerns that might just as well be covered with ordinances with the same language. The village of Elberta has already expressed an interest in working with us.

Mills – this county is going to grow. With our capacity for sewer and water capacity [there] could be an area extended that could be a mutual agreement with utilities extended to a transition zoning area similar to our rural district with less than 2.5 acres.

Storrer- with redistricting we lost a place

pim Dodge- not yet; not until the election

Ogilvie- our issues are joint not individual...It's been unfortunate...some commissioners are very much opposed to any conversation. Get some other people involved in the process.

Mills- I don't want to create any negative relationships with the township because we've grown. We've come a long way with Elberta. We've wanted to collaborate on projects such as Summer Recreation Program with 8% township residents and 7th Street Beach. One thing that we do work well together on is our fire dept and that was a rocky road for years to where we're at right now.

Storrer- when we had our 'biomass project,' a good half of the people who wrote in wanting changes to our Master Plan were in fact from Crystal Lake Township, so that points out there really are common concerns, and if they'd recognize that...

Josh- It's Frankfort, 49635 - about 45 square miles.

May- That's **my** zip code. I'm in Crystal Lake Township; and you're my city.

Other Business/on-going Business: **Ogilvie** reported that a week before school starts, an ice cream social at the school will be held and a Safe Access to Schools will be presented and surveys will be handed out.

Mills announced that on August 18th 5:15 p.m. there will be a zoning variance hearing on a proposed land division at 113 Leelanau Ave. One large parcel will be subdivided into 3 parcels, which is allowed. The purpose of the variance is that the carriage house does not meet the minimum size requirements. **Discussion regarding land division being in conflict with zoning.**

Ogilvie reported that he has asked the Chair of The Zoning Board of Appeals to appoint a representative to the Planning Commission.

Campbell asked about how businesses are doing this season. The general consensus was that it is busier than last year.

Motion to Adjourn moved Fairchild, seconded Campbell, all ayes, motion passed.

Meeting adjourned at 8:12pm

Next Meeting: Regular Meeting on September 13, 2011, The Haugen Room at City Hall at 7:00 pm.

Other meetings: Complete Streets and Safe Routes to Schools initial public forum scheduled for at Frankfort Elementary School, Multipurpose Room, date _____, time_____.

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