

Town of Frankfort Plan Commission 09/26/2019 Minutes

The Town of Frankfort Plan Commission held its 97th meeting on September 26th, 2019. Commission Chair Don Gisch called the meeting to order at 6:35 p.m.

Plan Commission members present were Don Gisch, Richard McDermott, Maureen Manore and Sally Baecker

Also present were Dan Fedderly, Pepin County Zoning Administrator, Rich and Jessica Bignell

Minutes from 9/11/2019

Minutes accepted as drafted.

Public Comments: Comments to be included in discussion of CUP

Review and Discussion of Conditional Use Permit Hearing Procedures

Dan Fedderly opened discussion with the Bignell's need to get a "host" of other permits; however, all basic necessary items are on the application. Members discussed the need for the entire property to be zoned commercial and expressed concern about how this keeps the "rural character" as listed in Town's Comprehensive Plan. Discussion about signage, location, visual of what will look like, size of sign needed. Don Gisch questioned if what is being requested is for entire property to be commercial.

The Commission members asked for exact specifications of signs, and if the sign would be at the start of driveway and possibly in the County road right of way.

Rich and Jessica Bignell explained the map of the proposed layout. The Commission requested that they define the exact liquor area. This property is zoned residential ag area, per Maureen Manore and Dan Fedderly. The Bignell's request is for a conditional use permit to invite people to do business with them, sell food and liquor.

Don Gisch and Richard McDermott requested an area map that is more detailed, more than just a "rough outline". Maureen Manore and Richard McDermott reiterated we don't define area, we define use and that Liquor License is under what area out of the whole acreage is this use of the business. CUP can limit to site shown.

Dan Fedderly stated the next thing is the building itself. Liquor license applicable to building only. Dan Fedderly stated we need to know the capacity. Rich Bignell said the Fire Chief measured the capacity at 90 people. Dan Fedderly reviewed the permits yet to get and that Town can make CUP contingent upon them supplying us with these permits. The CUP could be issued based on good faith.

The Commission talked about what is adequate for public hearing and the Town Board. Don Gisch requested a "better conceptual" need superimposed making CUP to area of just Liquor license. Commission discussion indicated that the Bignells need to show the Commission what they are going to do and where. Commission had concerns about how far people can walk with liquor, or where they can sit outside with liquor, what areas are for outside venue, if now or future event, how loud the music will be. Phone signal was discussed, they have a booster and will have a separate land line for the business. Also discussed was the need for a separate fire number.

Rich Bignell reports sheds are just sheds at this time. They do not wish to spend any more money until they know for sure they have the “go ahead” from the Town Board. The Commission reiterated the need for a business plan, parameters, exact hours of operation, days and hours of bands exact parameters latest and earliest possible. The Commission requested the Bignells to have a plan in writing for what they are planning, listing times of operation possible, food drinks to be served and when, if a larger venue, what where and when and specifics. Map currently shows adequate parking for smaller shed to be liquor area.

Rich Bignell stated they have no intention of being a “full blown restaurant” instead planning burgers and pizza, No business plan of this intent is in writing at this time. Rich and Jessica Bignell confirmed the large venue shed is for “future event center”, but not labeled on map. Dan Fedderly stressed idea of starting smaller is better, trying to do partial, as can always come back and amend the CUP. The Bignells were asked to provide a clear larger 11x17(current is 8x11) color coded map with detailed designated areas including item just discussed possible future even center, with attached business plan. The Bignells were also asked to provide a picture/ drawing with description of signage to be displayed. Richard McDermott specifically asked to see distance of buildings from County road, and where County road lies in relation to venue being proposed. Don Gisch asked Commission if survey was necessary to adequately map area. Rich Bignell believed he could draw the map needed himself without survey, and have it ready for the next meeting. The members of the Commission agreed to this.

The next Plan Commission meeting set for Oct 10, at 6:30 p.m.

Sally Baecker, recording secretary