

Town of Frankfort Plan Commission 12/3/2019 Minutes

The Town of Frankfort Plan Commission held its 99th meeting on December 3, 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, Sally Baecker and Donna Gates.

Town Board Chair Bryce Black was also present and Board Supervisor Donna Juleff arrived at 7:00 p.m.

Also present were Conditional Use Permit Applicants Rich Bignell and Jessica Bignell plus nineteen other people.

Public Hearing on Bignell Conditional Use Permit Application

Plan Commission Chair Gisch opened the public hearing. He explained the permit request and the process. The rules of the hearing were explained and the floor was opened to comments.

-Bryce Black, speaking as a private citizen – We live next door to the Bignells and have no objection as long as it's in keeping with the character of the Town. I would like to commend them for starting a business in Town. I am concerned about them having music events a couple of times a month, would like to see a midnight ending time. Also I would object to motocross events.

-Martha and Geoffrey Black submitted by written statement – Geoffrey and I have no concerns to publicly state about the Bignell's planned bar. We support an effort to build the local economy and do not feel it will have a detrimental effect on our property values in the long term.

-Kathleen Plunkett-Black – I have two concerns. The first one is about the use of alcohol and unsafe drivers. The second one is about the noise level if it is too often and too late.

-Matt Bignell – This will bring in revenue to the Town and County, some from bikes and snowmobilers.

Chair Gisch asked for a show of hands of those that were in favor of granting the permit. Eighteen people raised their hands. There were none that raised their hands to show being against it. When asked how many of those in favor were not Town citizens, five people raised their hands, but two did own land in the Town.

Chair Gisch closed the public hearing at 6:50 p.m.

Commission Recommendation on Conditional Use Permit to the Town Board

The Commission discussed the application and comments. Maureen Manore made a motion to recommend approval of the Conditional Use Permit Application to the Town Board. Richard McDermott seconded. The Chair polled the members for their votes, the results as follows: Richard McDermott – yes; Donna Gates – yes; Maureen Manore – yes; Sally Baecker – yes; Don Gisch – yes. The motion carried.

Commission Recommendations for Further Conditions

The Commission discussed conditions to recommend. The conditions agreed upon were:

- Approved County Health Inspection Verifications
- Building Inspection Approval for Commercial Operations
- An approved Facility for Food Service
- Address all Business Related Complaints Immediately
- Hour of Operation for Outdoor Music Venues to end at 12:00 a.m.
- Signage in Compliance with Zoning Ordinance
- Current Sellers Permit

Donna Gates made a motion to recommend the conditional uses and Richard McDermott seconded. The motion carried with no negative votes.

Minutes from 11-5-2019

The Commission examined the minutes and accepted as drafted.

Future Meeting Date and Agenda

The next Plan Commission meeting was tentatively set for early March 2020. The agenda will include: Approve 12-3-2019 Minutes; Review Comprehensive Plan.

The Chair adjourned the meeting at 7:30 p.m.

Maureen Manore
Town of Frankfort Clerk