

Town of Frankfort Plan Commission 9/11/2019 Minutes

The Town of Frankfort Plan Commission held its 96th meeting September 11th, 2019. Commission Vice Chair Maureen Manore called the meeting to order at 6:35 p.m.

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

Committee member Donna Gates, absent.

Also present was Mike Roberts.

Elect Plan Commission Officers: Chair; Vice-Chair; Secretary

Vice Chair Maureen Manore called for nominations for Plan Commission Chair.

Sally Baecker nominated Don Gisch and Richard McDermott seconded the nomination.

Additional nominations were called for three more times. Hearing none, the nominations were closed and a vote held. Don Gisch was voted in as Plan Commission Chair. He took over running the meeting.

Don Gisch called for nomination for Vice-Chair. Sally Baecker nominated Richard McDermott and Maureen Manore seconded. Additional nominations were called for three more times. Hearing none, the nominations were closed a vote was held. Richard McDermott was voted in as Plan Commission Vice-Chair.

Don Gisch called for Nominations for Recording Secretary. Don Gisch nominated Sally Baecker and Richard McDermott seconded. Additional nominations were called for three more times. Hearing none, the nominations were closed and a vote was held. Sally Baecker was voted in as Recording Secretary.

Minutes from 8/30/2016

There was a short discussion of the previous meeting's public comments; there has been no further communication has been received regarding Rueben Johnson property issue. The minutes were accepted as drafted.

Public Comments

Mike Roberts read letter from Lily Arbor, regarding having more input from Planning Commission on ATV routes in the future, her input on possible nominations for Planning Commission officers. Mike remains concerned about illegal actions by the Town Board on adoption of the ATV ordinance and that if ordinance had gone through PC first, more public input would have been allowed and minimal limited speaking time limit at Town Board meetings could have been avoided. He relayed that public concerns would have been voiced with adequate time for citizens' concerns. He also expressed need for ATV ordinance to have been addressed under comprehensive plan and it does not comply with the plan. Finally, he expressed the value of the Planning Commission and asking in the future for that to be recognized.

Review and discussion of Conditional Use Permit Hearing Procedures

Maureen Manore explained the following: Rich and Jessica Bignell are requesting to have the smaller shed on their property be converted to a bar, and that they will have to apply for a reserve "Class B" liquor license which the Town is required to charge \$10,000.00 to issue. In order to have a bar on their property there is a conditional use permit required with a \$500 fee application. Dan Federly, Zoning Administrator, has received and reviewed application, and he will be sure all specifications required are met. When he is satisfied that the application is complete he will notify the Town Clerk. Then there will need to be a Planning Commission public hearing. Following will be vote on action recommended to Town Board.

Richard McDermott expressed concerns of pros and cons, whereas this is a cottage industry, yet how this could affect noise levels for neighbors, and concern for adequate parking, adequate size of shed and designated smoking area.

Don Gisch brought up issue of increased traffic if business becomes very busy. Several members expressed concern over size and type of venue changing without Town's approval and what exactly are the perimeters and exact uses of this CUP (Conditional Use Permit) being requested at this time, and need for terms for any expansion.

Richard McDermott also wanted law enforcement's and highway department input, i.e. parking area & signs, handicapped parking; he also was concerned with who certifies parking, how far outside of the perimeter of building can liquor be carried if open, or can it be brought to your car, and he was concerned with sanitation maximum usage.

Maureen Manore also expressed a need for perimeters to carry beer and time limits if outside event.

Don Gisch spoke of need for exact specific use and dimensions, possible separate piece of ground for venue, max occupancy, demonstration of safe food sales with proper licenses, of who will be responsible for any "burned through" county road pavement. He also stated an extra public hearing will be needed to assure adequate public input. Also discussed was emergency safety issue due to a lack of adequate cell and land line service in CUP requested area.

Sally Baecker brought up liability of Town for any accidents related to CUP.

Other items discussed were a strong need for a business plan for this to be successful, and a separate fire number for safety.

Maureen Manore reviewed liquor license dates run July 1 through June 30, all licenses expire the same date.

Future Meeting Date and Agenda

Commission to meet again to review CUP application when received from Dan Federly.

Agenda for next meeting: Minutes, Public comments, Review CUP application, Future Meetings.

The next Plan Commission meeting set for September 26th, at 6:30 p.m.

The Chair adjourned meeting at 7:45 p.m.

Sally Baecker, Recording Secretary