

CITY OF FRANKFORT

City Plan Commission

December 11, 2024

The Frankfort City Plan Commission met at a Special Meeting on December 11, 2024, at 5:30 PM. The following action was taken:

President Mark Mills was present and called the meeting to order. He led the Pledge of Allegiance. Upon roll call, the following members were present: Mike Nichols, Larry Mosier, Robert “Joe” Stevens, Isac Chavez, Joseph Bookwalter, and Chris Salaba. Staff members present Don Stock (Zoning Administrator), and Miranda Danner (Administrative Assistant).

MINUTES: Minutes from the November 13, 2024 special meeting were presented for review.

Motion: Approve minutes as presented.

Motion made by: Isac Chavez **Second**: Joe Stevens

Roll Call:

- Aye- Mark Mills, Mike Nichols, Larry Mosier, Joe Stevens, Isac Chavez, Joseph Bookwalter, and Chris Salaba

NEW BUSINESS: President Mark Mills presents Docket# CPC-2024-R08, Risse’s Addition Section 7 Secondary Plat filed by Charna Virtue on behalf of Stephen Weber. Don Stock approaches the board and provides a current update on everything that is in place in order to grant the secondary, including the covenants which are on the plat. The only thing that is not included is construction plans as they were not required when this project first started. All lots have utilities, which makes it so a maintenance guarantee is not required. Don Stock questions if a performance guarantee is necessary, requiring 10% of the cost of putting in the utilities in case something happens over the next three years it can be paid for or that the Weber’s can guarantee all the utilities are installed properly. President Mills asks if all standards are met and that the Plan Commission has the right to grant a waiver, continuing that he is not opposed to waiving the performance bond as it was not previously required under the prior ordinance. President Mills asks for Don’s recommendation and Don recommends waiving the performance guarantee. President Mills would like it noted that this is a one-time exception as this has been ongoing for years (prior to the newly adopted ordinance) and would like to see it completed. Discussion was had regarding the types of homes that will be on the lots, street names, and sidewalk requirements. President Mills calls for further discussion. Hearing none, President Mark Mills calls for a motion.

Motion: Approve performance guarantee waiver pertaining to CPC-2024-R08

Motion made by: Larry Mosier **Second**: Joe Stevens

Roll Call:

- Aye- Mark Mills, Mike Nichols, Larry Mosier, Joe Stevens, Isac Chavez, Joseph Bookwalter, Chris Salaba

Motion: Approve Risse’s Addition Section 7 secondary plat

Motion made by: Larry Mosier **Second**: Joseph Bookwalter

Roll Call:

- Aye- Mark Mills, Mike Nichols, Larry Mosier, Joe Stevens, Isac Chavez, Joseph Bookwalter, Chris Salaba

President Mark Mills presents Docket# CPC-2024-09 rezone parcel ID: 12-10-15-251-012.000-021 (the building to the West of 1610 S. Jackson St.) from B Residential back to General Business by the City of Frankfort—which is owned and the business is operated by Adam Volpe. Don Stock approaches the board and provides a history of the rezone. This property was zoned Local Business (now called General Business) prior to the adoption of the Unified Development Ordinance and new city zoning map. Mr. Stock goes on to explain that this is two parcels; one being for the residence and one being for the business. He also reads a letter that was written by neighbor to the South, Dick Perkins, which discusses

his opposition to the rezone. Don Stock calls upon Adam Volpe to respond to concerns. Adam discusses what his business does, what the possible noises could be, and addresses the traffic concerns. Discussion was had regarding the zoning status when purchased and if the noise complaints were reported. Mr. Volpe requests that the zoning be restored to the way it was previously. President Mills calls upon Dick Perkins for his comments. Dick explains the negative impact on residents in the neighborhood would be, but not limited to: noise nuisance, eye sore, additional traffic, children safety, and property value decrease. Mr. Perkins presents photos of Mr. Volpe's property and requests the Plan Commission deny the rezone request. Further discussion was had regarding the concerns. Joseph Bookwalter asks Don what his thoughts are, and he states that we are simply correcting a wrong. President Mills calls for any further discussion. Hearing none, President Mark Mills calls for a motion.

Motion: To favorably certify CPC-2024-09 rezone to General Business to City Council.

Motion made by: Joseph Bookwalter **Second:** Joe Stevens

Roll Call:

- Aye- Mike Nichols, Larry Mosier, Joe Stevens, Joseph Bookwalter, Chris Salaba
- Nay- Mark Mills, Isac Chavez

Don Stock goes over items that could be coming to January's meeting. President Mark Mills calls for any further discussion. Hearing none, he calls for a motion to adjourn. Joe Stevens motions to adjourn Isac Chavez seconds motion. Unanimous voice vote to adjourn. Meeting adjourned.

Minutes summary typed by Miranda Danner.

APPROVED MARCH 26, 2025