

CITY OF FRANKFORT

City Plan Commission

November 13, 2024

The Frankfort City Plan Commission met at a Special Meeting on November 13, 2024, at 6:30 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 August 28, 2024 regular meeting were presented for review.

Motion: Approve minutes as presented.

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

Roll Call:

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

MINUTES: Minutes from the September 25, 2024 regular meeting were presented for review.

Motion: Approve minutes as presented.

Motion made by: Joe Stevens **Second:** Chris Salaba

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-2024-09, rezone from B Residential back to General Business by the City of Frankfort. Don Stock approaches the board and states this will be pulled from the docket as it should go before the Board of Zoning Appeals for a Use Variance rather than changing the zoning. The purpose of this is so that the zoning stays with the owner, rather than the property. President Mark Mills calls for a motion.

Motion: Table until a future meeting, pending Use Variance

Motion made by: Mike Nichols **Second:** Isac Chavez

Roll Call:

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

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 provided an update on the current status of Risse 7—all utilities are in place and currently working in preparation for the street. Don references the Unified Development Ordinance for secondary plats and states when this was originally put together, the City Plan Commission did not require bonding. He requests that the secondary be passed, but does not want anyone to sign the secondary plat until the street is paved, to act as a bonding process. President Mills asks about the timeframe of when roads will be paved and Charna Virtue states the timeline is 7-10 days. Discussion was had regarding further timelines and a possible special meeting. President Mills states that he would prefer this to be tabled. Alicia Albertson suggests doing a special meeting when the road is done, as it could be done within 48 hour notice. Mike Nichols asks what the street has to be made of—Don states it has to be hard surface, asphalt or concrete. President Mills calls for any further discussion.

Motion: To extend secondary plat for Risse 7 through December 31st

Motion made by: Mike Nichols **Second:** Joe Stevens

Roll Call:

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

President Mark Mills calls for any further discussion. Hearing none, he calls for a motion to adjourn. Isac Chavez motions to adjourn Chris Salaba seconds motion. Unanimous voice vote to adjourn. Meeting adjourned.

Minutes summary typed by Miranda Danner.

APPROVED DECEMBER 11, 2024