

CITY OF FRANKFORT

City Plan Commission

May 28, 2025

The Frankfort City Plan Commission met at a Regular Meeting on May 28, 2025, 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, Joseph Bookwalter, and Mark Mills. Members not present: Isac Chavez and Chris Salaba. Staff members present Don Stock (Zoning Administrator), and Grace Mora (Administrative Assistant).

MINUTES: Minutes from March 26, 2025 regular meeting were presented for review.

Motion: Approve minutes as presented.

Motion made by: Larry Mosier

Second: Robert “Joe” Stevens

Roll Call:

- Aye- Mike Nichols, Larry Mosier, Robert “Joe” Stevens, Joseph Bookwalter, Mark Mills

NEW BUSINESS: President Mark Mills presents Docket# CPC-2025-02 by the City of Frankfort, which requests a rezone of 1101-1103 E. Clinton St. from B Residential back to C Residential. Don Stock approaches the board and provides background on why this is being requested. President Mills and Don held a brief conversation on this property meeting all the requirements when it was built, and how it meets the requirements now, since it was in place before the UDO was adopted. President Mills asked the public if they had any comments. Mark Dreisbach, at 1106 E. Walnut St. and 1108 E. Walnut St., approaches the podium. Mr. Dreisbach expresses his concern regarding his car being hit multiple times due to the lack of visual clearance caused by the cinderblock garage on the alley. President Mills addressed issues on off-street parking, Don let the board know that off-street parking is not a topic of discussion, as we just need to rezone this back to C Residential so it can comply. Don refers to this dwelling being put before the UDO was adopted. Joseph Bookwalter asks if we must even look at the UDO since we are not doing anything with the variances, and all the board needs to do is correct a zoning mistake that was made on the city's behalf. Don responded that he is correct. Ines, daughter-in-law of the owners of 1101-1103 E Clinton, approaches the board. Ines will be talking on behalf of the owners, since the owners do not speak English. Ines speaks about the off-street parking, the cinderblock garage, and addresses the number of apartments. President Mills asks what the staff recommendation is. Don let the board know that the recommendation is to approve the rezoning back to C Residential. President Mills calls for further discussion. Hearing none, President Mark Mills calls for a motion

Motion: To favorably recommend CPC-2025-02 to City Council

Motion made by: Robert “Joe” Stevens

Second: Joseph Bookwalter

Roll Call:

- Aye- Mike Nichols, Larry Mosier, Robert “Joe” Stevens, Joseph Bookwalter, Mark Mills

President Mark Mills presents Docket# CPC-2025-03 by Cynthia Galvez who requests a rezone of 1401 S. First St. from B Residential to C residential. Don approaches the board and reads the staff report. Don discusses why this is before the Plan Commission. President Mills asked the petitioners if they had any comments. Cynthia, the owner of 1401 S. First St., approaches the board and explains the reasoning behind her petition. President Mills asked if the public had any comments. Virginia Edgman, daughter of the owners at 1400 S Columbia St., approaches the board. Virginia and Cynthia had a brief discussion regarding the questions that Virginia and her parents had. President Mills makes a point that this should be going to the BZA, since it is zoned B res. Joseph asks Don why the city is so against multi-family dwellings, if the city needs multi-family. Don explains his reasoning of not going to the BZA for this petition, he also answered Joseph's questions by explaining how this is related to the comprehensive plan. Discussion was had regarding similar

upcoming zoning change requests that will be coming to the June CPC meeting. President Mills makes his point that he is against this rezoning, specifically because this is a single-family dwelling area. Robert “Joe” Stevens tells Mark he understands where he is coming from, but he also knows the need of the city for rentals, and that the petitioners presented a well-designed duplex. President Mills calls for any further discussion. Hearing none, President Mark Mills calls for a motion.

Motion: To favorably recommend CPC-2025-03 to City Council

Motion made by: Robert “Joe” Stevens

Second: Joseph Bookwalter

Roll Call:

- Aye- Mike Nichols, Larry Mosier, Robert “Joe” Stevens, Joseph Bookwalter,
- Abstain- Mark Mills

President Mark Mills calls for any further discussion. Hearing none, he calls for a motion to adjourn. Larry Mosier motions to adjourn, Robert Joe Stevens seconds motion. Unanimous voice vote to adjourn. Meeting adjourned.

Minutes summary typed by Grace Mora.

APPROVED JUNE 17, 2025