

# CITY OF FRANKFORT

## City Plan Commission

June 17, 2025

The Frankfort City Plan Commission met at a Special Meeting on June 17, 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, Isac Chavez, Joseph Bookwalter, and Mark Mills. Members not present: Chris Salaba. Staff members present Don Stock (Zoning Administrator), and Miranda Danner (Administrative Assistant).

MINUTES: Minutes from May 28, 2025 regular meeting were presented for review.

**Motion:** Approve minutes as presented.

**Motion made by:** Joe Stevens

**Second:** Larry Mosier

### Roll Call:

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

NEW BUSINESS: President Mark Mills presents Docket# CPC-2025-04 by TAD Rentals, LLC, who requests a rezone of 1252 S. Second St. from B Residential to C Residential for multi-family living. Don approaches the board and reads the staff report in its entirety. Don states that Kaleb Del Real on behalf of TAD Rentals, LLC is present for questions. Kathy Clendenning approaches the board and inquires if this is going to be an apartment complex and how the parking will work. Don clarifies that this will be a two-family duplex, and discussion was held regarding parking. Kathy asks about the alley that goes behind the property and if it will stay. Further discussion was had regarding the parcel layout. President Mills inquires if the existing home can stay on the lot and Don reviews the options, but most likely won’t be able to keep the home. President Mills inquires if sidewalks will extend the whole property since the existing home can’t stay. Joseph Bookwalter wants to know why the house can’t stay if there is a housing shortage. Don goes over the Unified Development Ordinance and what is required, even if the lots are separated. President Mills inquires if a PUD could be developed for this project. Don said that he would see if this could be a possibility and redirects the board that they are here for a rezone. President Mills calls for further discussion. Hearing none, President Mark Mills calls for a motion

**Motion:** To favorably recommend CPC-2025-04 to City Council

**Motion made by:** Larry Mosier

**Second:** Joe Stevens

### Roll Call:

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

President Mark Mills presents Docket# CPC-2025-05 by TAD Rentals, LLC who requests a rezone of vacant land on S. Second St. (Parcel ID: 12-10-15-207-002.000-021) from Agricultural to C Residential for multi-family living. Don Stock approaches the board and reads the staff report in its entirety. Don clarifies that only 5-7 of these duplexes will be within the city limits as the rest is in the county. Discussion was had regarding the entrances and exits and whether this entire property will eventually be annexed. President Mills calls for any further discussion. Hearing none, President Mark Mills calls for a motion.

**Motion:** To favorably recommend CPC-2025-05 to City Council

**Motion made by:** Joe Stevens

**Second:** Joseph Bookwalter

### Roll Call:

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

Don reminds board of the next meeting and possible upcoming July meeting information.

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 Miranda Danner.

APPROVED JUNE 25, 2025