

BOARD OF PUBLIC WORKS
Special Meeting
June 27, 2024

The Board of Public Works and Safety of the City of Frankfort, Indiana (hereinafter "BOW") met in a special meeting on June 27, 2024, at 11:00 A.M. in the Council Chamber, 301 East Clinton Street, Frankfort, Indiana.

The following action was taken: Mayor Sheets called the meeting to order. The following members were present: Mayor Judy Sheets, and Greg Miller. Megan Sheets was absent. Also present were Deputy-Clerk Beth Tharp, City Attorney Alicia Albertson, Building Inspector Ryan Haynes, and Mark Lehnens.

APPEAL REGARDING BUILDING MATERIALS TO BE USED IN CONSTRUCTION

Ms. Albertson explained that this is an appeal process by which both sides present their cases. The BOW will make a final determination.

Mark Lehnens, the owner of Lehnens Furniture, appeared to appeal a decision made by Building Inspector Ryan Hayes. Mr. Lehnens is doing a renovation of the façade of 10 N Main Street with funds received from a Frankfort Redevelopment Commission façade grant, and will be using the same products he has been using on the adjacent building located at 2 N Main to remodel it, and was denied a permit.

Mr. Lehnens presented information and requested that the decision of Mr. Haynes be reversed. His primary objection is that the materials he will use will be on the second and third story, and will improve the look of the historic downtown. He also stated that both buildings were not on the state historic registry. He presented his plans for both buildings and presented photos to support his renovations. Mayor Sheets asked for explicit details and discussed the final plan for 10 N. Main Street.

Mr. Haynes presented his rebuttal of the complaint and asked the board if they had read his letter and asked the board if they had any questions. Mr. Haynes stated that his job is to advise the Frankfort Redevelopment Commission and grants are being given without him endorsing them.

Ms. Albertson explained the steps to be taken regarding façade grants from the Frankfort Redevelopment Commission, and it is not his responsibility to decide which grants are awarded. She further explained to him that owners have no funds, so they begin their project with a matching grant from the Redevelopment Commission, and that the board is able to revoke the grant, and the funds will come back.

Mr. Haynes pontificated on the difference between bricks, which he prefers, and the substandard materials Mr. Lehnens is wanting to use. He provided the board with state codes and guidelines, and informed them that in his opinion the use of these products will detract from historic downtown and not enhance it.

Mayor Sheets spoke regarding the 2016 Downtown Revitalization and noted that section 4.1 of the historic standards state that the products Mr. Lehnens wants to use can be used on the second and third levels, but not on the street level. She stated that major things were done to deface the building in the 1960s, but those buildings are not in the historic registry. G. Miller stated that he had to educate himself on the products in question and asked if these products are being used in other locations around downtown.

Ryan Haynes left the meeting at 11:48 due to a scheduling conflict.

The board discussed the repairs at 10 N. Main in detail and asked Mr. Lehen if he would be able to get an estimate for repairing or tuckpointing the cornice instead of painting it. Mayor Sheets asked Mr. Lehnens who issued the permit for the work being done on 2 N. Main as it is the same construction material that he was denied to use, and he informed her that it was Ryan Haynes.

City Attorney Alicia Albertson advised the board that she could not locate anything, saying that the buildings are historic and the most recent reevaluation was done in 2018. The board excused Mr. Lehnens so they could discuss the project and permit. Mr. Lehnens rejoined the meeting at 12:09.

G. Miller made a motion to approve the project at 10 N. Main, with the caveat that the cornice be repaired and not painted and that the owner add features that give the appearance of windows on the front, seconded by Mayor Sheets. Upon a roll call vote, two ayes were recorded. Motion carried 2-0.

Greg Miller made a motion to adjourn, seconded by Mayor Sheets. Meeting adjourned at 12:15 P.M.