

## **Town of Frankfort Plan Commission October 12, 2023 Minutes**

Commission Chair Don Gisch called the meeting to order at 6:30 p.m. Remote attendance for this meeting was an option.

Commission members Don Gisch, Donna Juleff, Bryce Black, Deb Fisher and Maureen Manore were present in the Town Hall and were signed into the meeting by Zoom.

Jennifer Richardson was also present in the Town Hall. Town Zoning Administrator Dan Fedderly and John Krage attended remotely.

### **Approve Minutes – 9-7-2023**

The draft minutes stood as submitted.

### **Citizen's Comments and Questions**

Chair Gisch was contacted by Town Chair Brad Anderson concerning the improvements being made to the shed on the land that formerly had the racetrack. Maureen Manore stated that the Bodettes have been in contact with both herself and Town Zoning Administrator Dan Fedderly and have been advised to work with the Town Building Inspector.

### **Discuss Proposed Land Division Adding Acreage to Non-Conforming Parcel**

Maureen Manore received an email from John Krage about splitting a 16.99-acre lot owned by the Hullopeters. The split would form a non-conforming lot, one that is less than 10 acres, but they would then add that non-conforming lot to a pre-existing non-conforming lot. Dan Fedderly stated that since it will be combining two non-conforming lots a new non-conforming lot is not being created and this action conforms to the ordinance. He suggested adding a stipulation to the Certified Survey Map to prohibit the new non-conforming lot from being split again in the future.

Motion by Supervisor Juleff, seconded by Commission Member Black, to allow for the split of the 16.99 acres and adding the split of the .74 acres to the approximate 1-acre parcel grandfathered in and the new non-conforming parcel formed cannot be split again. A roll call vote was held: Supervisor Juleff – yes; Member Fisher – yes; Member Manore – yes; Chair Gisch – yes; Member Black – yes. Motion carried.

### **Discuss Farm Related Businesses Allowed and Conditional Use Permits**

Maureen Manore contacted Dan Fedderly about Jenny Richardson's concerns regarding the expanding flower picking business located next to her property. Manore asked how to determine when a permitted use became a Cottage Industry

requiring a conditional use permit. Fedderly stated that this is a rather typical progression and a difficult question to define. When does a “home activity” transition to a “commercial business”? The complaints by neighbors are an indicator, and the main indicator is the advertising as a commercial business for both the flower sales and now wedding/events. Fedderly suggested that they should be notified and asked to provide some information on their current and planned future activities.

Maureen Manore had also spoken to Pepin County Zoning Administrator Maria Nelson. Nelson said that the way she interpreted the Town's Zoning Ordinance, commercial sales and building supporting the business were allowed.

A letter asking for the Kallstroms to attend a Plan Commission meeting and explain their business plans will be drafted and brought to the next Plan Commission meeting for revisions and approval.

### **Review of Town Zoning Ordinance Proposed Changes**

The Commission discussed family childcare centers and proposed changing the Permitted Use entries to reflect the State statutes definition of "a dwelling licensed as a childcare center where care is provided for not more than 8 children".

Under 17.07 Performance Standards, 3) Compliance, it was proposed to add to L. Traffic Patterns the statement "Including the number of vehicle trips per day, roadways construction to handle traffic, possible increased vehicle emissions affecting air, water quality, noise, neighborhood safety and maintenance costs. And to M. Hours of Operation "In an effort to mitigate adverse impacts to adjoining landowners due to increased noise, traffic and lighting, hours could be set with input from affected landowners.

### **Future Meeting Date and Agenda**

The next Plan Commission meeting was set for November 17, 2023, at 6:30 p.m. The agenda may include: Minutes from 10-12-2023; Citizens Comments; Discuss/Revise Draft Letter Requesting Business Plans; Review Proposed Revisions of the Zoning Ordinance/Possible Vote on Sending Draft Document to Town Board for Review.

The Chair adjourned the meeting at 7:45 p.m.

Maureen Manore  
Town of Frankfort Clerk