

## **Town of Frankfort Plan Commission**

### **March 19, 2026 Minutes**

Commission Chair Don Gisch called the meeting to order at 6:32 p.m. Remote attendance for this meeting was an option.

Commission members Don Gisch, Donna Juleff, Bryce Black, Deb Fisher, Maureen Manore were present in the Town Hall and were signed into the meeting by Zoom. Alternate Sally Baecker and Town Zoning Administrator Dan Fedderly attended remotely.

Others were present in the Town Hall were Curt Stine, Judy Lively, Cynthia Lane, Nomi Menen, Jayne Kallenbach, Micheal Roberts, Sally Farrar, Midge Bolt. Attending remotely were Lilly Arbore, Ann Dumas, Craig Bowman and Carolyn Carr.

### **Approve Minutes – February 19, 2026**

The draft minutes were adjusted to add the word ‘allegedly’ to the last sentence.

### **Citizens' Concerns**

Chair Gisch explained the rules for the public to speak. They each had three minutes, they must be signed in and they must be respectful and courteous.

Cynthia Lane: Liked the idea of adopting a CAFO Operational Ordinance in some fashion, the threat is big. We should have a citizen’s group to study and put together an ordinance.

Jayne Kallenbach: Corporations have demonstrated that they will do what they want if not stopped. Would like to be part of a citizen’s group.

Mike Roberts: Please adopt a CAFO Operations Ordinance to protect the Town, we need this ordinance, the Zoning Ordinance is not adequate. Also, the Plan Commission is not following Roberts Rules.

Naomi Menen: Would be willing to be part of a citizen’s group.

Sally Farrar: Wants a public meeting to educate the public.

Midge Bolt: Asked where the sample ordinance came from – Maiden Rock

Ann Dumas: Letting Corporations come in forever effects the land, water, air and roads. Not convinced that the zoning ordinance protects us nor does the DNR. Wants to see a citizens group.

Craig Bowron: Do we have any ordinance? – Zoning. Like a citizens group.

Sally Farrar: Shouldn’t make an ordinance in haste. Are we at risk if we wait?

Carolyn Carr: Agreed with the prior comments

The order of the agenda was changed to discuss the CAFO Operating Ordinance next. There were no objections.

## **Discuss Possible Concentrated Animal Feeding Operation (CAFO) Operating Ordinance**

Chair Gisch stated that the Zoning Ordinance spells out what is allowed as far as CAFOs. Town of Frankfort Zoning Administrator Dan Fedderly said that the Town needs to define the issue. The two major ones are the actual siting and the operational aspects. The Town needs some time to look at the issues. The Maiden Rock ordinance is well written but should only be used as a starting point for the Town. He understood that there was a sense of urgency but that did not negate the need for public knowledge and education. He recommended that the Town consider a moratorium for the purpose of looking at this issue and the best way to regulate. Moratoriums are limited to 12 months but can be extended for 6 months. He had sent Chair Gisch a draft moratorium for the Town Board to consider. Motion by Debra Fisher to ask the Town Board to place a moratorium on manure management, seconded by Maureen Manore. A voice vote was held, the motion carried with no negative votes.

Motion by Bryce Black to ask the Town Board for permission to schedule a public information meeting for CAFO Operational Ordinances, presented by GROWW. Donna Juleff seconded and a voice vote was held. The motion carried with no negative votes.

## **Discuss Town Board Instructions to Plan Commission – DATA Centers**

Chair Gisch stated that the Town's zoning ordinance offered some protection. Major home occupations did not allow for industrial applications. A resident has made inquiries about building a data center. Bryce Black said that he looked for sample ordinances but only found one. Dan Fedderly pointed out that the town does have some current regulations but that it would be prudent to look at enacting an ordinance. The Town had a little time to work on it because of the zoning ordinance and the nature of our land, there are not many large tracts of flat land. Information on various levels of energy consumption and mapping out where the best places for larger energy consumption can go would be the place to start.

Bryce Black volunteered to call Pierce Pepin Cooperative Services to ask what would be involved in running a DATA Center and if it is even possible in our town.

## **Discuss Revisions to Zoning Ordinance Conditional Use Permit Applications**

Chair Gisch said that he gets a lot of calls asking about conditional uses and the permit application. Gisch presented a revised form that was more user friendly, used a fill in the blank format that required the applicant to think about the information and read through the requirements. Maureen Manore suggested moving the permit application to an appendix to make changes easier in the future. The Commission will look at the revisions again at the next meeting.

## **Future Meeting Date and Agenda**

The next Plan Commission meeting was set for April 23<sup>rd</sup>, 2026, 6:30 p.m.

A tentative meeting agenda will cover: Minutes – 3-19-2026, Zoning Ordinance Conditional Use Permits Revisions, Setting Public Informational Meeting and CAFO Operations Ordinance.

The Chair adjourned the meeting at 8:15 p.m.

Maureen Manore, Recording Secretary