

Town of Frankfort

Plan Commission Meeting

Thursday, May 28, 2026

Minutes

Meeting was called to order at the town hall and via Zoom by Chair Don Gisch at 6:32 pm.

Attending were: Chair Don Gisch, commission members Bryce Black, Donna Juleff and Debra Fisher (acting secretary). Present in town hall were Alex Rouleau and Cynthia Lane. Attending via Zoom: Carolyn Carr and Ann Dumas.

Debra made the motion to accept the minutes as presented. Bryce Black requested one change. "To attend-Citizens Concern" Minutes approved with that one change.

Alex Rouleau (from New Richmond) is acquiring land from the Carl Morsbach estate. County road N/D by Twisted Sister. Is agreeable to continue the snowmobile trail through his property. Has been working with the County on driveway access. Land survey and perk tests have been completed. Now it will be up the Town to take a look at the possible switchback due to the steep slope overlay. It was recommended that he stake the proposed driveway. While he would prefer a private driveway, it is possible for an easement on the adjacent existing property.

Citizen's Concern: Cynthia Lane stated 'a group of us' feels strongly about an operations ordinance and have a study group. This group could lay out pros and cons. A letter went to all on the planning commission.

Ann Dumas: Felt the letter covered her concerns and was only 'here to listen'.

Don Gisch shared that Richardson's have been talking about the desire to put up solar behind the berm (old sand mine) on current crop land. Is this the precursor to a data center. Since we don't support industry, a larger (than home needs) solar installation needs a permit. Industrial use is not reflected in the comprehensive plan. Another issue is the reclamation plan for the mine property, it is very specific and the berms are only temporary, which complicates the verbal request. NO CUP applications have been received.

Briefly discussed Baeker non-conforming parcel that encompasses the dam and pond. Dan Fedderly has been contacted. Since Baekers were not in attendance the discussion was put on hold.

New and expanded Conditional Use Permit was reviewed. Several suggestions and changes were explored. This will be brought back again next month.

In the discussion about zoning ordinances for livestock facilities, permit standards were raised. Bryce Black shared that according to ATCP51-Appendix A – a local municipality could only charge a maximum of \$1,000. He is concerned about 'untested' theories.

The question was raised about the town having an attorney.

The question about the ability to change fees within the appendix, rather than a written ordinance would be a viable route to explore.

No clear direction from the Town Board-because AG is what we do. This issue boils down to defined animal units, town roads, property regulations with the DNR. Do we need a new ordinance or zoning changes?

Bryce: More research on legality of ordinance, is there more we can put in the zoning ordinance?

Don: What can we add? Karst are maps would help with stricter regulations.

Would like to control spreading from larger corporate dairies (CAFO)-

1. A detailed plan as approved by the DNR
2. Protection of Karst area and ground water
3. Protection of roads, including defining restitution
4. When and where spreading would occur.

As a committee we need to modify zoning with a new CUP and/or appoint a study group to draft a new ordinance.

Debra Fisher shared the Pepin County baseline well testing report.

The next meeting of the planning commission was scheduled for Thursday, June 11th at 6:30 pm.

Meeting adjourned at 8:40 pm.

Deb Fisher, Town Clerk