

Town of Frankfort Plan Commission

August 20, 2026 Minutes

Commission Chair Don Gisch called the meeting to order at 6:35 p.m. Remote attendance for this meeting was an option.

Commission members Don Gisch, Bryce Black and Maureen Manore were present in the Town Hall and were signed into the meeting by Zoom. Sally Baecker joined the meeting remotely later in the meeting.

Also present in the Town Hall were Cynthia Lane and Nomi Monson. Richard Bignell came in at 6:45. Ann Dumas attended remotely.

Approve Minutes – July 16, 2026

The draft minutes were adjusted to correct the spelling of Baecker. The minutes stood as adjusted.

Citizens' Concerns

Cynthia Lane said that she is starting to work on finding detailed karst maps for the Town.

Discuss R. Bignell's Land Use Proposal

Don Gisch reported that he has spoken to the surveyor that Bignell is working with. The proposal is to split up a parcel in order to have the business separated from the rest of the property. The Commission discussed the sizes of the proposed parcels, noting that one would need another half acre to be conforming. Also discussed was whether the proposed volleyball court is an accessory unit and subject to the setbacks. Richard Bignell arrived and was filled in on the discussion and also warned that splitting the parcels may void the Conditional Use Permit he was issued because his residence would no longer be on the same parcel as the business.

Discuss Revisions to Zoning Ordinance Conditional Use Permit Applications

The Commission continued working on the applications. The bill from the Zoning Administrator was discussed. The Town was billed for discussion about whether a land use was permitted by the zoning. The application form was changed to mention that potential applicant would be responsible for the fees. An updated fee resolution adding preliminary discussions was discussed. The proposed application was examined and a few sentences were clarified. How to amend the Zoning Ordinance to make the CUP an appendix instead of part of the ordinance was discussed. Manore will get information on if this needs to be accomplished by ordinance or resolution.

Discuss Zoning Ordinance Livestock Facility's Permit Standards

The Commission discussed regulation by ordinance of town roads to restrict damage or be able to charge for damages. Ann Dumas noted that Road Use Agreements can include logging, cement trucks and manure spreading.

Future Meeting Date and Agenda

The next Plan Commission meeting was set for September 17, 2026, 6:30 p.m.

A tentative meeting agenda will cover: Minutes – 8-20-2026, Zoning Ordinance Conditional Use Permits Revision Review.

The Chair adjourned the meeting at 8:01 p.m.
Maureen Manore, Recording Secretary