

## **Town of Frankfort Plan Commission April 13, 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 Gates and Maureen Manore were present in the Town Hall and were signed into the meeting by Zoom. Bryce Black attended remotely.

Also present in the Town Hall were Debra Fisher and Michael Roberts. No others were present remotely.

### **Approve Minutes – 3-9-2023**

The draft minutes stood as written.

Mike Roberts commented that in the February draft minutes he found the sentence “if standards have been met and the use deemed necessary” and that the word ‘necessary’ is a powerful word that he approved of. He also asked about the conditional use process and asked if anyone has asked for a conditional use permit recently.

It was explained that the word ‘necessary’ had since been removed because it could mean different things to different people. No conditional use permits have been applied for at this time.

### **Continue Review of Town Zoning Ordinance**

The Plan Commission discussed the definition of sport shooting. The three major districts were examined and changes made so that the wording was consistent in all. Changes to the Home Occupation section included changing the family day care homes to take out “large”, adding “State licensed small community living arrangements...”, which is what is permitted in each zone, and removing the 5-acre requirement for major home uses in conjunction with a dwelling unit. The words “health, safety and welfare” were added to the general criteria for evaluating conditional use permits.

The Commission discussed State licensed community living arrangements as defined in s. 59.69(15) and the Town Board’s ability to regulate these facilities. According to state statutes, these facilities “shall be permitted in each municipality without restriction as to the number of facilities, so long as the total capacity of the community living arrangements does not exceed 25 or 1 percent of the municipality's population, whichever is greater.”

### **Next Step in Revision Process**

The Commission briefly discussed the process. The ordinance will be looked at again at the next meeting before it is tidied up for presentation to the Town Board.

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

The next Plan Commission meeting was set for May 11, 2023, at 6:30 p.m. The agenda will include: Minutes from 4-18-2023; Examine Mining Section, Review Proposed Revisions of the Zoning Ordinance.

The Chair adjourned the meeting at 8:05 p.m.

Maureen Manore

Town of Frankfort Clerk