

## **Town of Frankfort Plan Commission August 25, 2022 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, Donna Gates, Bryce Black and Maureen Manore were present in the Town Hall and were signed into the meeting by Zoom.

There were no others present in person or remotely.

### **Approve Minutes – 7-21-2022**

The minutes stood as submitted.

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

The Plan Commission made some adjustments to the changes made at the previous meetings. “Residence” was changed to “dwelling” under the Primitive Hunting Cabin listings. The definition of farming will be written out instead of using just a statute reference. The setbacks were made the same for all districts. In the Performance Standards section, the paragraph under Glare was changed, removing the sentence “Bare light bulbs shall not be permitted in view of adjacent property or public right-of-way”. The paragraph under Signs was changed to replace “require” with “apply for” and remove “from the Plan Commission”. In the Conditional Use Permits section, the paragraph under the Submittal Process was changed to add that the Town Clerk shall “notify the Plan Commission of CUP applications. The Zoning Administrator, Plan Commission Chair and Clerk shall determine the next steps”. The Standards Applicable to All Conditional Uses title was changed to “Zones for” after the word “All”. Two more standards were added: g) The availability of alternative locations; h) Support from surrounding landowners.

The Plan Commission discussed additional residences. The ordinance allows for a second farm residence, but it was not clear to all the Commissioners about a second residence for non-farmers. It was decided to make a second residence a conditional use.

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

The next Plan Commission meeting was set for September 29, 2022, at 6:30 p.m. The agenda will include: Minutes from 8-25-2022; Continue Proposed Revisions of the Zoning Ordinance focusing on the Board of Adjustment and Nonconforming Uses sections.

The Chair adjourned the meeting at 8:30 p.m.

Maureen Manore  
Town of Frankfort Clerk