

VILLAGE OF FRANKFORT PLAN COMMISSION MINUTES
October 23, 2008

CALL TO ORDER AND ROLL CALL

Chair Goldie called the Village of Frankfort Plan Commission meeting to order on October 23, 2008, at 6:33 p.m. Members Schumpp, Schwarz, Matevich, Beeson, Chemers and Goldie were in attendance for roll call. Member Matlock was absent. Village Board liaison Heath and trustee Stevens were in attendance. Mayor Holland was in the audience. Community Development Director Cook, Sr. Planner Zach Brown, Planning Tech Tony Minette and Secretary Dawn Moser were present.

APPROVAL OF THE MINUTES (October 9, 2008)

Secretary Moser noted a new first page of the October 9th minutes had been provided which corrected motion (#1), shown as made by member Matlock; to read, "Member Matevich made the motion "

Member Schwarz then made the motion (#1), seconded by member Schumpp to approve the Plan Commission minutes for October 9, 2008 as amended Ayes: Matevich Schumpp, Schwarz, Beeson and Goldie. Abstain: Chemers Nays: None Motion carried.

PUBLIC HEARING – SILVER CROSS PUD (Request to Table)

Public Hearing Request: Special use permit for a planned unit development for the 161-acre property located north of U.S. Rte. 30 and east of Rte. 45. Concept approval is requested for the 161-acre property, with final PUD approval requested for the 8-acre Silver Cross Medical Center site located at the northwest corner of 93rd Avenue and U.S. Rte. 30. Rezone the 8-acre property located at the northwest corner of 93rd Avenue and U.S. Rte. 30 from ER to B2 with a special use permit for extended hours of operation to permit the operation of a 24-hour urgent care medical facility. Other Requests: Preliminary & Final Plat Approval.

Director Cook updated the Commission on the status of the Silver Cross project saying the applicants have continued to work with IDOT to address road improvement requirements and the potential involvement of the U.S. Army Corps of Engineers. As work is ongoing, Mr. Cook recommended tabling the project until a confirmed proposal is received, at which point, a hearing will be rescheduled.

The Chair requested a motion to table the Silver Cross PUD indefinitely. Motion (#2) was made by member Schwarz and seconded by member Chemers to table the Silver Cross PUD indefinitely. Ayes: Matevich, Schwarz, Schumpp, Chemers, Beeson and Goldie. Nays: None. Motion carried.

WORKSHOP– ZONING ORDINANCE AMENDMENTS

Public Hearing Request: Amend sections of the Village of Frankfort Zoning Ordinance: Article 1, Section C. Part A.f relating to lot dimensions and side yard setbacks within the R2 zoning district. Discussion of development of standards for crematoria.

Planning Tech Tony Minette presented the staff report noting the Commission's previous discussions concerning lot dimensions and side yard setbacks within the R2 zoning district and the expiration of a provision of the zoning ordinance which permitted lots platted under the provisions of the Bi-centennial zoning ordinance to remain as legal nonconforming until September 2008. Mr. Minette noted that the expiration of this exemption affected more than 4,000 R2 lots.

Director Cook noted that revisions have been updated to allow those pre-existing properties of 13,500 sq. ft. or structures built with 10' setbacks to continue as originally platted and constructed. Mr. Cook noted that an amendment to the ordinance would preclude the variances presently necessary when owners wish to improve their property under the standards by which they were developed. Alternatively developments such as Harvest Ridge, Country Crossings South, St. Francis Estates and similar properties with final plats recorded after 2001, must comply with the larger lot dimension requirements unless the Board approves a variance.

Commissioners discussed the applicability of the exemption to the I1 and I2 districts. After some discussion, the commissioners agreed the effect on the I1 and I2 districts was limited and could be handled in a case-by-case basis and recommended limiting the exemption to the R2 district.

Mayor Holland asked if similar action could be taken in other areas of town such as Prestwick and the downtown area. Staff noted the uniqueness of the areas and said the challenge would be identifying specific existing conditions and then outlining a suitable standard to formulate an ordinance revision. Members favored the proposed revision and felt it would streamline residents' simple property improvements.

Sr. Planner Brown discussed a proposed ordinance modification regarding the appropriate location and use standards for crematoria noting that the Land Use and Policy Committee had discussed the issue at a recent meeting. The LUP committee recognized the increased demand for such services as an end-of-life choice; however questioned the appropriate location for such facilities.

According to the American Planning Association's PAS reports, the Environmental Protection Agency regulates the services throughout the state. Director Cook discussed concerns regarding cremation in residential areas; noting several communities are beginning to set standards for distance from residential areas ranging from 150' to 500.' Other communities confine the services within commercial or industrial districts. He said such a use could be allowed using special use permits and identification of special use standards.

Mr. Cook further noted staff was willing to do more research relating to architectural considerations, height of chimneys, EPA standards of emissions, appropriate hours of operation, setback from residential areas, type of apparatus used and number of apparatuses allowed on site. Commissioners expressed concern for operations converting

to a more industrial use and questioned if they could limit cremations to those utilizing the associated funeral parlor.

Members favored staff researching the information available and updating the Commission with more information.

OTHER BUSINESS

Sr. Planner Brown shared charts depicting the Bronson Square sign plan which was approved by members on October 9.

The Chair expressed concern regarding the acceptance of revised drawings prior to staff review. After discussion, members agreed if significant changes to the documents or drawings were not submitted prior to the public hearing and preparation of staff reports, the changes would not be considered at the scheduled hearing.

ADJOURNMENT

Member Schumpp made the motion (#3), seconded by member Schwarz to adjourn the October 23, 2008 meeting of the Plan Commission at 7:45 p.m. Ayes: Unanimous voice vote. Nays: None. Motion carried.

APPROVED November 13, 2008

As Presented _____

As Amended _____

_____, Chair

_____, Secretary