



**PLAN COMMISSION / ZONING BOARD OF APPEALS  
AGENDA**

**Thursday, December 9, 2021  
6:30 P.M.**

**Frankfort Village Hall  
432 W. Nebraska Street (Board Room)**

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- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of November 18, 2021**
- 4. Public Hearing/Final Plat: Nebraska Pines (Ref #109)**  
Requests: (1) Approval of a Final Plat of Subdivision of Nebraska Pines, a two-lot subdivision located at 314 W. Nebraska St.; (2) Variation for proposed Lot 1 of Nebraska Pines Subdivision for minimum lot size from 15,000 sq. ft. to 14,543 sq. ft.; (3) Variation for proposed Lot 1 of Nebraska Pines Subdivision for minimum lot width from 100 ft. to 88 ft.; (4) Variation for proposed Lot 1 of Nebraska Pines Subdivision for building materials to permit the use of non-masonry materials on the first-floor level; (5) Variation for proposed Lot 2 of Nebraska Pines Subdivision for building materials to permit the use of non-masonry materials on the first-floor level. *(Janine Farrell)*
- 5. Workshop: Village of Frankfort Sign Regulations Amendments – Electronic Order/Menu Boards and Gas Station Price Signs**  
Future Public Hearing Request: Consideration of proposed amendments to the Village of Frankfort Sign Regulations to permit electronic menu boards and electronic gas station price signs. *(Michael Schwarz)*
- 6. Workshop: Village of Frankfort Zoning Ordinance Text Amendment – Accessory Uses & Structures**  
Future Public Hearing Request: Consideration of proposed revisions to the Village of Frankfort Zoning Ordinance regarding accessory structures. *(Christopher Gruba)*
- 7. Public Comments**
- 8. Village Board & Committee Updates**
- 9. Other Business**
- 10. Attendance Confirmation (December 23, 2021)**
- 11. Adjournment**

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All applicants are advised to be present when the meeting is called to order. Agenda items are generally reviewed in the order shown on the agenda, however, the Plan Commission/Zoning Board of Appeals reserves the right to amend the agenda and consider items in a different order. The Commission may adjourn its meeting to another day prior to consideration of all agenda items. All persons interested in providing public testimony are encouraged to do so. If you wish to provide public testimony, please come forward to the podium and state your name for the record and address your comments and questions to the Chairperson.