

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, May 4, 2016 7:00 P.M.
At the Franklin Community Center/Kreger House
26225 Carol Avenue, Franklin, Michigan**

I. MEETING CALLED TO ORDER

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, at the Franklin Community Center/Kreger House, 25225 Carol Avenue, Franklin, Michigan at 7:07 P.M.

II. ROLL CALL

Present: Mike Brassfield, Garrett Keais, Gary Roberts, Jill Wilke, Laura Witty

Absent: Eileen Harryvan, Gayle Timmis

Also Present: Eileen Pulker, Clerk; Bill Dinnan, Building Official; Amanda Davis, Consultant

III. ADOPTION OF AGENDA

Roberts requested that the following item be removed from the agenda: **IV. UNFINISHED BUSINESS, B. Consider Building & Garage Addition Application at 26040 German Mill Road** and item **G. Main Street Franklin Art Initiative, Informational Discussion** added.

Motion by Wilke, seconded by Witty to adopt the agenda, as amended to delete IV. Unfinished Business, B. Consider Building & Garage Addition Application at 26040 German Mill Road and add item G. Main Street Franklin Art Initiative, Information Discussion.

Motion was approved unanimously.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of Wednesday, April 6, 2016.

Keais requested that the end of the last sentence in **VI. NEW BUSINESS, C. Consider Complete Streets Committee member and alternate**, "...with Keais as the alternate" be struck.

Motion by Brassfield, seconded by Wilke to approve the minutes of the Regular Meeting of April 6, 2016, as amended.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. UNFINISHED BUSINESS

A. Consider Building & Garage Addition at 32635 Franklin Road.

Aleksandr and Stephanie Kokoszka, owners of the home and Tom Roberts, architect, presented revised drawings of the house and garage. An arborist had reviewed the existing tree at the garage and has determined that it needed to be removed. With its removal the garage could be moved over 2 feet from the property line, as shown on pages 4, 5, and 6 in the Commissioners' packets. A window in the garage was added, as shown in the east elevation on page 3.

Dinnan advised that the ZBA would need to approve the new setback from the south property line.

The owners provided a list and chart of building materials (pages 7-9 in the packet) which included the materials, color/style, possible vendors, and images of the current house.

Roberts requested that after ZBA has given its approval and prior to construction, the owners provide HDC with a set of full size construction drawings.

Motion by Keais, seconded by Wilke to approve the application as submitted (4/25/16), with elevations of the house and garage additions and site plan (pages 2-6 of the packet, dated 4/20/16 and 4/25/16) at 32635 Franklin Road, as prepared by Thomas Roberts, Architect and the attached memorandum detailing the building materials (pages 7-9 of the packet), the footprint which is recommended to the Zoning Board of Appeals for approval, with final approval to be sought with a full set of plans prior to construction.

Motion was approved unanimously.

B. Deleted

C. Discuss Barn on Franklin Farms Condominium Property.

Pulker updated the HDC stating that a new owner in the condominium association was very interested in the barn. The project is still moving forward.

D. Certified Local Government, possible future projects.

Roberts informed the Commission that next Wednesday there would be a meeting concerning the improvement of the outdoor “community space” defined by the Kreger House, barn, restrooms, and Police drive in terms of possible landscaping and patio area. He questioned Davis as to the possibility of a CLG grant for such a project. She stated that the grant procedure begins in the fall and she would research and confirm if this would be grant eligible. Roberts added that the Franklin Historical Society might be able to fundraise for a portion of the project, but not all.

Davis updated the Commission on the possible CLG funding for the QR Code Interface for the buildings in the Historic District. Because funds could not be used for such a project, she might be able to create the codes with an online app. She would report back to the HDC about her progress on it. There was a discussion centered around the different ways to display the information, with Roberts favoring Birmingham’s plaques. HDC will develop a plan for this project.

E. Discuss 32220 Franklin Road (Huda School) Landscaping, Approved Site Plan.

Jim Creech, Village Administrator, has had some correspondence with the new principal about this matter. The principal has agreed to look into this issue.

F. Discuss 32760 Franklin Road, (Franklin Grill), Approved Site Plan.

Roberts met with Jim Kochensparger, owner, and had a discussion about the out-building behind the restaurant which had been (demolished) in 2003. Kochensparger shared with him the proposed plans of adding an additional kitchen and more outdoor dining. However, due to

economics, those plans were on hold. Roberts reminded him that he needed to be in compliance with the approved site plan which meant he was obligated to replace the out-building. Kochensparger also had the idea of building a new structure and finding a commercial tenant for it, similar in concept to the barn behind the dentist office on the west side of Franklin Rd.

Keais suggested that the appropriate minutes indicating the Grill's legal obligation with regards to the replacement of the out-building be researched. Roberts noted that Kochensparger understood his obligation.

G. Discuss Main Street Franklin Initiative.

Roberts explained the concept and plan for Main Street Franklin's "Paint the Town" event.

VII. ADJOURNMENT

Motion by Wilke supported by Witty to adjourn the meeting.

Motion was approved unanimously.

The meeting was adjourned at 7:50 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk