

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, November 4, 2015 7:00 P.M.
At the Franklin Village Hall – Broughton House
32325 Franklin Road, 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 Village Hall, 32325 Franklin Rd, Franklin, MI at 7:02 P.M.

II. ROLL CALL

Present: Eileen Harryvan, Garrett Keais, Gary Roberts, Gayle Timmis, Jill Wilke, Laura Witty

Absent: Mike Brassfield

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

III. ADOPTION OF AGENDA

Motion by Harryvan, seconded by Wilke to adopt the agenda, as presented.

Motion was approved unanimously.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of Wednesday, October 7, 2015.

Motion by Harryvan, seconded by Keais to approve the minutes of the Regular Meeting of October 7, 2015, as presented.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Consider Demolition Application for property located at 27345 Ovid Court.

Salim Khalife, owner of the property and contractor for the project, presented his plan to completely demolish the property and build a 5500-6500 sq. ft. home as an investment. Khalife confirmed that most of the trees would be protected, pending the location of the new house. Dinnan explained that before demolition started a tree protection inspection would be required. Khalife also mentioned that the pool would be winterized for now and then he would consult with the architect as to whether he wanted to demolish it or not. Dinnan noted that the pool didn't meet Ordinance setback requirements in that it was in the side yard adjacent to a street instead of in the backyard and was closer to Inkster Road than the edge of the house.

Motion by Timmis, seconded by Witty to recommend to Village Council the approval of the demolition application, dated 10/21/15, for the house at 27345 Ovid Court, and issue a demolition permit, as they have found that there is no historic significance to this property.

Ayes: Harryvan, Keais, Roberts, Timmis, Wilke, Witty

Nays: None

Absent: Brassfield

Motion carried.

VII. UNFINISHED BUSINESS

A. Discuss Barn on Franklin Farms Condominium Property.

Roberts briefed the HDC on the latest news on the one condominium resident who would like to stabilize the barn and maybe in the future restore it. The subject of a MHPN loan which is for emergency use was explained by Davis and discussed, as well as legal issues regarding the “ownership” of the loan, the association’s common property, and the possible expense of the barn’s restoration.

Roberts summarized the two issues that needed to be addressed: the terms of the MHPN loan and getting at least one (1) quote for the restoration to the president of the condominium association. He would also like to pursue how the Franklin Historical Society and the Franklin Foundation might be able to help. He informed the Commissioners that a letter had been sent to the FHS and the Condominium Association on behalf of the HDC urging the preservation and had heard back from all those concerned, which was a very positive sign.

Davis would do more research on the loan and Roberts would send an email with that information to the President of the Association and copy it to the interested resident.

B. Certified Local Government Update.

Davis referred to a 10/1/2015 letter sent out by the State Historic Preservation Office announcing the 12/18/15 deadline for 2016 grant applications. She synopsised possible future projects Franklin might want to look into, but due to the short timeframe she thought it unlikely that Franklin could complete an application at this time. There was a discussion about retaining Gene Hopkins to do a streetscape plan through the center of the Historic District. Davis reminded the Commissioners about the 60/40 matching grant funds.

Davis would look into how complex SHPO’s application process was and Roberts would communicate with those who had been in touch with Hopkins and see if he would draw up a proposal. This would be narrow in scope; limited to the thoroughfares, to the pedestrian circulation, and to the signage.

C. Discuss Huda School Landscaping, Approved Site Plan.

Dinnan stated that Mr. Creech, the Administrator, had inquired of the Village Attorney as to how long the Village could require a site plan approval to be enforceable. He was waiting for Mr. Staran’s answer. According to Dinnan, the Village Ordinance stated that landscaping that was installed must be guaranteed for one (1) year. Vice Chairman Keais would contact the new principal regarding this matter.

Keais inquired about the Glamour Puss sign on the north side of the Van Every House. Dinnan updated the HDC on several issues he had been working on and had now been resolved. Keais

asked that the Glamour Puss sign, the Huda School, and the Franklin Grill be kept on the agenda for next month as discussion items.

Roberts anticipates that HDC would be very busy in the coming months and asked for full participation of the Commissioners.

VII. ADJOURNMENT

The meeting was adjourned at 7:36 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk