

**VILLAGE OF FRANKLIN  
HISTORIC DISTRICT COMMISSION  
Regular Meeting  
Monday, January 4, 2010, 7:30 P.M.**

**I. MEETING CALLED TO ORDER**

The Regular meeting of the Franklin Historic Commission was called to order by Gary Roberts, Chairman, at the Franklin Village Hall, 32325 Franklin Rd., Franklin, Michigan at 7:30 P.M.

**II. ROLL CALL**

Present: Madeline Haddad, Garrett Keais, Mike Brassfield, Gary Roberts, Pat Burke, Judy Ernst (arrived at 7:35 P.M.)  
Absent: Bonnie Cook (excused)  
Also Present: Eileen Pulker, Village Clerk; Bill Dinnan, Village Building Official; Amanda Davis, Historic District Commission Consultant; Bill Lamott, Village Council Trustee, Liaison to Historic Commission

**III. ADOPTION OF AGENDA**

The Agenda was approved as submitted and published.

**IV. ADOPTION OF MINUTES**

**A. Regular Meeting of November 2, 2009**

The minutes of the regular Historic Commission meeting was approved as submitted and published.

**V. PUBLIC COMMENTS**

No comments were made at this time.

**VI. NEW BUSINESS**

**A. Consider Application for Deck Steps at 32539 Woodcreek Ct. (Robertson Brothers)**

Jim Clark, 6905 Telegraph Rd., (Robertson Brothers), representing the applicant, presented the plan which was included in the Commissioners' packets, to build a set of stairs off an existing deck in an area enclosed by a fence. The Association Board has already approved and signed the application for the improvements which was also in the packets.

Roberts confirmed that the new aluminum railing would match the existing deck railing and the steps would be stained to match the existing deck.

**Motion by Burke and seconded by Keais to approve the Application for Deck Steps at 32539 Woodcreek Ct. that would match the existing deck.**

**Motion was approved unanimously.**

**B. Consider Application for Signs at 32654 Franklin Road (Steve Showers for Market Basket)**

Jan Seror, sister of Steve Showers and co-owner of the property, presented the Commissioners with a multi-page proposal to replace the

Market Basket sign. Seror read the “sign description” which was printed on the first page of the proposal and explained that the inclusion of “GP Golfdale Properties” on the top of the sign hearkened back to her Grandfather’s store, Golfdale Market.

The contractor is Mark Casey of Casey Sign Co., Inc. About six (6) years ago he did the “Welcome to Franklin” signs out of the same proposed material. Included in the packet is Casey’s rendition of the new sign.

A discussion followed concerning the wording of the Commission’s guidelines which states the prohibiting of plastic signs. However, with Dinnan’s consent this proposal could be approved with the understanding that it be a “painted wood-appearing sign”.

The multi-tenant sign ordinance was clarified for the applicant’s benefit, explaining that each tenant’s sign may have its own style and color of lettering but the background color of the individual signs must be the same for each. Each tenant must submit a sign proposal to the Historic Commission for approval. Thus, the property owners would only be providing a “framework” for those tenant signs.

**Motion by Burke and seconded by Ernst to approve the signs at 32654 Franklin Rd. (Golfdale Properties). The signs will be 41 inches x 63.5 inches which equals 18 sq. ft., one on each side of the building in the current locations. They are multi-tenant signs with the background color per the concept drawing. The sign frames will be Sherwin-Williams color #SW 2809, Rockwood Shutter Green from the district approved Historic Victorian color collection and the Market Basket graphics will be as submitted. The end product must have the appearance of painted wood.**

**Motion was unanimously approved.**

**C. Consider Application for Building Modifications at 32644 Franklin Road (Proposed Coffee House)**

Mark and Angela Hanke, 32920 Wing Lake Rd., Franklin, are proposing a Farmhouse Coffee Shop/Ice Cream Shop. Bill Finnicum of Finnicum Brownlie Architects, is the project architect. Finnicum explained that the design was completed by Ron Campbell, an architect for Oakland County PEDS (Planning and Economic Development Services). He was working under the Design Assistance Program that the County offers under Main Street. Campbell is President of AIA Michigan this year and is an Historic Architect.

Finnicum distributed a hand-out to the Commissioners. He explained all the exterior design changes of the building which Campbell proposed so as to hearken back to the included 1961 photograph, some additions to make it conducive to outdoor dining, and some repairs to the building its' self.

There were discussions concerning the exterior colors for the building, the sign, and the new windows - the former two need to be addressed at a later date.

**Motion by Ernst and seconded by Haddad to approve the design plans as submitted with the addition of the removal of the scallops wherever they occur, the inclusion of the outside dining, and the exception of any reference colors and to permanently secure and render inoperable the outside door on the second (2<sup>nd</sup>) floor on the East side of the building.  
Motion was unanimously approved.**

**D. Discussion**

Roberts reminded the HDC that next month the mock-up of the Historical I.D. Plaque will be discussed. Davis will also update the Board on the status of the CLG application.

**VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:30 P.M.

Respectfully Submitted,

Gail Beke