

**VILLAGE OF FRANKLIN
HISTORIC DISTRICT COMMISSION
Regular Meeting
Monday, March 1, 2010, 7:30 P.M.**

I. MEETING CALLED TO ORDER

The Regular meeting of the Franklin Historic District 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, Mike Brassfield, Gary Roberts, Judy Ernst,
Garrett Keais

Absent: Bonnie Cook (excused), Pat Burke (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

Roberts asked that one (1) additional item be placed on the agenda - a discussion with Davis about an ordinance update which would comply with a recent state law change. The Agenda was approved as amended.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of January 4, 2010

Roberts made a correction in the third (3rd) paragraph on page 2. The phrase, "wood-appearing painted sign" should be "painted wood-appearing sign".

Motion by Haddad and seconded by Keais to accept the minutes as corrected. Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Consider Application for Sign at 32440 Franklin Road (Cranbrook Realty)

Jack Kemp, owner of Signs By Tomorrow, 31930 Woodward Ave., Royal Oak, MI, is proposing a new sign for Cranbrook Realty, using the same black and gold colors. A copy was in the Commissioners' packets. It will be made of double-sided (die-bond) aluminum with a plastic core and screwed on over the existing sign. The bad hinges will be covered up.

Roberts advised Kemp that the sign is subject to the approval of the Zoning Board of Appeals because the new sign is larger in total area than the current sign ordinance allows.

Motion by Ernst and seconded by Keais to approve the sign at 32440 Franklin Road, as submitted, subject to the approval of the Zoning Board of Appeals (Sign Board of Appeals).

Motion was approved unanimously.

VII. DISCUSSION ITEMS

A. Possible Uniform A-Frame Sign Design, for temporary signs

Roberts lead a discussion concerning Pat Burke's email on "signage" including some of the downfalls of the current ordinance. It was agreed that the language of the

ordinance should be strengthened, i.e., the definition of the term “projected sign”; cartoon vs. historically-based graphic; a sign must be painted wood vs. composite material appearing to be painted wood. Another concern is that the ordinance requires a sign be set back five (5) feet from the road right of way. It was agreed to send a memorandum from the HDC to the Planning Commission recommending these and other modifications.

In regards to temporary signs, the merchants have no preference but have requested that the Main Street Design Committee choose a uniform design.

B. May Training Session Agenda

The meeting will be May 3, 2010 at 7 P.M. at the Franklin Grill on the second floor. If the agenda is short the HDC regular meeting will come first, possibly at 6:30 P.M., followed by the training session. The Main Street Committee is inviting everyone from the Village’s Historic District to attend.

The speakers will be Kristine Kidorf, MHPN Volunteer and former President and Ellen Thackery, MHPN/NTHP Field Representative.

Roberts requested that copies of the Design Guidelines and his letter to the Residents of the District be brought to the meeting.

C. State Law Changes

Davis stated that Franklin’s Historic District Ordinance must be updated in order to comply with the state law, Public Act 169 of 1970 for the legal powers of the HDC to continue. Thus, HDC must add two (2) definitions to the ordinance section;

a) 399.201a (i) “Fire alarm system” means a system designed to detect and annunciate the presence of fire or by-products of fire. Fire alarm system includes smoke alarms and b) 399.205(e).

Discussion ensued and it was deemed necessary to re-visit this matter the next meeting after the Commission has a chance to read over everything. Davis will consult with Kristine Kidorf about her understanding of the changes.

VIII. ADJORNMENT

There being no further business, the meeting was adjourned at 8:12 P.M.

Respectfully Submitted,



Eileen Pulker, Village Clerk