

**Village of Franklin
Historic District Commission
Regular Meeting
Monday, February 6, 2012, 7:30 P.M.
At the Franklin Village Hall – Broughton House
32325 Franklin Road, Franklin, MI**

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, Gary Roberts, Pat Burke, Bonnie Cook, Mary Ann Liut

Absent: Mike Brassfield

Also Present: Eileen Pulker, Village Clerk; Bill Dinnan, Village Building Official; Amanda Davis, Consultant; Amy Sullivan, Village Administrator

III. ADOPTION OF AGENDA

Roberts made note that the back-up submittal material for **VII. New Business B. Fence Application, 32220 Franklin Road** was just provided to the Commission. It was not in the packet.

The agenda was approved unanimously as presented.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of November 7, 2011

Motion by Haddad, supported by Liut, to approve the minutes of the November 7, 2011 Regular Historic Commission Meeting.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. OLD BUSINESS

A. Consider Sign Application for 32751 Franklin Road (Glamour Puss).

Roberts explained that this item was tabled from the last meeting.

Motion by Haddad, supported by Cook, to remove this item from the table.

Motion was approved unanimously.

Motion by Liut, supported by Keais, to approve the new Glamour Puss sign at 32751 Franklin Road, as submitted on February 6, 2012 and already installed.

Motion was approved unanimously.

VII. NEW BUSINESS

A. Demolition Application, 32920 Brandingham.

Barbara Fioravante, Owner, and James Clarke, representing the contractor, presented their plans for the property. The existing house will be demolished and new one built. It is their desire to begin as soon as the demolition is approved by Council at the Feb. meeting. Dinnan explained that all paperwork has been submitted and is in proper order. The trees will be inventoried and a list will be submitted before the building permit is issued. The owners are aware of those trees which are protected. They have already had some of the existing trees trimmed.

**Motion by Burke, supported by Haddad, to recommend to Village Council the approval of the demolition application for 32920 Brandingham, as they have found that there is no historic significance to this property.
Motion was approved unanimously.**

B. Fence Application, 32220 Franklin Road (HUDA School).

Roberts presented the application to the Commission. He explained that the new fence is a replacement for an existing chain link fence. It is picket-style and matches the existing aluminum fence around the playground. A configuration is attached to the application. Sullivan stated that it was in compliance.

According to Sullivan the fence has already been installed. It was the desire of the school to have it done before the ground was frozen. She also explained that it was part of a larger site plan for the school that the Village wanted. There was a discussion about the procedural policies the HDC has in place.

Motion by Burke, supported by Liut, to approve the fence application for 32220 Franklin Road (HUDA School) as submitted on the application dated 11/23/2011 (Fax Date).

Motion was approved unanimously.

C. Sign Application, 32725 Franklin Road (Franklin Auto Service).

Roberts explained that according to the art work submitted it is basically the same sign but with the replacement of the wording "Full Service Only" with a panel with the "Firestone" logo on it. He provided the Commission with a brief history of the signage.

Burke pointed out that the sign is not of approved materials. Roberts stated that the physical sign is not changing, merely the wording on one panel. Technically, the panel that is being put in is of the same material as that of the large sign which itself is already an existing non-conforming sign and therefore does not comply with the ordinance. There was a concern that this might set a precedent for other interior lit lexan translucent signs. Dinnan stated that at the time the original sign was put up it was considered a "conforming" sign and has become an "existing non-conforming sign".

Motion by Keais, supported by Liut, to approve the sign for 32725 Franklin Road (Franklin Auto Service), per the art work attached to the application dated 2/6/2012. This will entail the changing of one panel (Firestone) in the existing non-conforming sign.

Motion was approved unanimously.

D. Sign Application, 32440 Franklin Road (Cranbrook Realtors).

Jack Kemp, owner of Signs by Tomorrow, was present. He and Mitch Wolfe of Cranbrook Realty had been working together on the design for the sign replacement. Dinnan and Sullivan led a discussion about the history of the current sign.

Kemp brought up the subjects of construction, materials, colors, hardships, and costs. He stated that he is eager to work with the HDC to achieve satisfaction on all sides. He presented three visual alternatives, sighting pros and cons of each. Lighting of the new sign was also discussed. He mentioned the concern about incorporating the branding of "Real Living" into the sign.

It was decided that a committee of HDC members, headed by Burke, would meet with Mr. Kemp and Mr. Wolfe to discuss designs which meets their criteria and that will be within the cost parameters already proposed.

Motion by Cook, supported by Haddad to postpone the decision of the Sign Application for 32440 Franklin Road (Cranbrook Realtors) until the next meeting of the Historic District Commission, pending the owner and the Sign Contractor conferring with HDC members Burke and others to discuss an appropriate sign.

Motion was approved unanimously.

VIII. Discussion – Review of Items Necessary for CGL Designation.

Bonnie Cook had a hand-out for the Commission concerning the Four Future Goals which HDC had identified on the CLG Application. She led a discussion based on these goals and added her personal comments and recommendations for HDC's consideration. She also added several new goals.

Davis reminded the Commission that one of the original reasons the HDC wanted to apply to the CLG was for the grant money that may be available for the cemetery.

Roberts agreed that it would be beneficial to have some on-going goals. Roberts opined that the HDC probably should proceed with formulating and adopting these goals for the application in the hopes that they would be acceptable to the State Historic Preservation Office (SHPO).

Davis reminded the Commission that SHPO was asking for quantifiable timelines. It was decided that Davis would draft application responses and email them to the members in preparation of a discussion at an upcoming meeting.

IX. Adjournment

The meeting was adjourned at 9:00 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk