

**Village of Franklin
Historic District Commission
Regular Meeting
Monday, April 2, 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 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, Mike Brassfield, Gary Roberts, Bonnie Cook, Mary Ann Liut, Garrett Keais

Absent: Pat Burke (excused)

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

III. ADOPTION OF AGENDA

Roberts suggested that a second item be added under, VII. Discussion – Huda school activity
Motion to approve the amended Agenda was approved unanimously.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of February 6, 2012

Motion to approve the Minutes of the February 6, 2012 Regular Historic Commission Meeting was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. OLD BUSINESS

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

The applicant or owner of the sign company was not present. Roberts presented the revised sign design noting that dimensionally it meets the new Sign Ordinance and is to be up-lit by ground lights. The material of the sign is High Density Urethane which has been used in other locations. The proposed lettering is to be white. Roberts would have liked to ask the applicant if he would consider using gold lettering so as to be consistent with those on the other corners. Sullivan explained that the applicant does care about the color. He thought that the mock up with gold letters clashed with the red background, thus he wanted white letters. Haddad questioned if the applicant was aware how over time the white lettering would become rusty looking from the water that might splash up on to it.

There was a discussion concerning the differences between the design of the old sign and the new rendition. Sullivan commented that the applicant preferred no cut-outs or carvings but wanted the red background with white lettering thus making the sign consistent with the corporate color scheme.

Cook questioned the exterior directional ground lights. With no details on the lights, she has some concerns about the possible glare which might become a traffic hazard, whether for cars or for walkers.

Motion by Cook, supported by Liut to approve the sign Application for 32440 Franklin Road (Cranbrook Realtors) as to the drawing submitted, with the condition that the ground lighting be recessed such that the source of the light is not

visible and that the lights did not cause glare for either traffic or pedestrians on the sidewalk and the angle of the light be directed only as wide as the sign itself. The above is pursuant to the revised Sign Ordinance being in place. The alternative would be the lowering of the current sign to comply with the current Ordinance. Motion was approved unanimously.

VII. Discussion

A. Update on Huda School

Sullivan gave a brief summary of the events leading up to the current activity with the Parking Lot Site Plan for Huda and the future plans for landscaping and lighting.

Sullivan has scheduled a meeting for April 9, 2012 of an Ad Hoc Committee including the Chairmen of HDC and Planning Commission to go over the landscaping and lighting and to bring them up-to-date with all the other comments. She suggested a joint meeting of the HDC and PC in April, at which the PC would hold its Public Hearing, make comments about the plan, and deliberations followed by the HDC's comments, and deliberations. She expressed her hope that the VC would be able to consider the site plan at its May meeting, allowing the paving work to be completed over summer break.

She referred to Roberts' suggestion that the HDC hold an informal Workshop in order to hear what has been done since the 2/2011 submission of the site plan and what the proposed changes are.

Sullivan pointed out the items that she thought would be of interest to the HDC. Roberts reminded the Commission that PC would be focusing in on technical matters and the HDC's concerns would be more visual and aesthetic. Roberts reminded Sullivan that HDC, as a body, had previously not only compiled and reviewed a memorandum providing a list of those items which it would like to see changed in the site plan, but also had made a motion as such. It was his belief that the HDC hadn't changed its mind about any of those items.

Roberts and Cook questioned what exactly would they be reviewing at the proposed Workshop meeting? If the "new" plans did not include the HDC's previous suggestions there was no point in meeting.

Sullivan explained that any site plan approval by PC requires a Public Hearing. Those houses within 1000 ft. of the school would receive mailed notification of it. Roberts wanted to make sure that the HDC's comments were on the record and made public before the PC votes. He also said that he wanted the HDC to discuss those comments again tonight so he can make sure they are transmitted to the Ad Hoc committee.

Cook asked Sullivan if Huda thought the HDC was amiss for not making comments in a timely manner. Roberts clarified that the HDC compiled its recommendations and made a motion (020/7/2011 mtg.) but tabled it for a month and suggested Huda look at all the comments and come before them the following month. The next month, there was no further information available, so the HDC needed to deny the application rather than allow it to automatically be approved if there was no decision by HDC.

B. Review of Items Necessary for CLG Designation

Davis prepared a handout for the Commission which was based on Cook's notes about what she felt are the Future Goals – Basic Requirement #5 for the CLG Designation. In

addition she added a quantifiable schedule which is subject to discussion. Since she is not the actual individual doing the project she was unable to determine the exact timelines.

She was able to check out the farmhouse on Franklin Rd. south of 13 Mile Rd. in the daylight which is listed under Goal #4. She is of the opinion that it should be a priority because it appears that it has been neglected. Dinnan explained that he had made contact with the occupant in the past but that person is not in control of the finances; another family member is.

A discussion ensued regarding the use of the Property Maintenance Code, to which Building Official Dinnan noted that the property owner had been contacted previously about building issues and the Village would follow up with him.

Goal # 4 might be an issue on the basis that a large number of properties are included in one goal.

Due to the few numbers of communities applying for these grants it is to our advantage to show that the goals are quantifiable in some way and thusly fill out the application as completely as possible. The deadline for next year is the beginning of November 2012. There was a discussion as to the acceptability of writing down a longer timeframe for a particular goal.

As explained to Davis, the CDL wants goals “quantifiable” so progress on completing the goal can be measured. Roberts confirmed that all CDL grants are for Historic Preservation only.

Davis stated that if the HDC wants to prioritize the goals she will arrange them into a 5-year plan of action. She thinks that it might be more advantageous to be more general in scope in Goal #4.

It was suggested that, if possible, Davis should look into getting some samples of other applications for a comparison.

VIII. Adjournment

The meeting was adjourned at 8:30 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk