

**Village of Franklin
Historic District Commission
Regular Meeting
Monday, June 4, 2012, 7:30 P.M.
At the Franklin Village Hall – Broughton House
32325 Franklin Road, Franklin, MI 48025**

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, Garrett Keais, Mike Brassfield, Gary Roberts, Pat Burke, Bonnie Cook, Mary Ann Liut

Also Present: Eileen Pulker, Village Clerk; Amy Sullivan, Village Administrator, Amanda Davis, Consultant

III. ADOPTION OF AGENDA

Roberts proposed that there be a discussion on trees and vegetation on the Huda School site plan and treat it as a separate item under **VI.NEW BUSINESS** – B. Trees and Vegetation on the proposed site plan for the Huda School

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of May 7, 2012

Motion by Burke, supported by Keais, to approve the Minutes of May 7, 2012 Regular Historic Commission Meeting.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Consider the Site Plan Application for Site Improvements at 32220 Franklin Road (Huda School and Montessori)

Joe Vaglica, engineer with Gateway Engineers, Tracie Brey, landscape designer, and Azra Ali, principal of the Huda school were in attendance.

Sullivan gave a brief history of the site plan and updated the Commission on the technical items. Sullivan explained that tonight the HDC will make a recommendation to the Village Council to either approve, approve with conditions, or deny the site plan. The Planning Commission will do the same, taking into consideration those comments from the Public Hearing.

Roberts addressed Keais' concern about the wall in the back and clarified that it would be repaired.

Cook asked several procedural questions concerning HDC actions. Roberts clarified the HDC decision tonight was not a recommendation to anyone but specifically a grant or denial of proposed improvements with a Historic District

and the applicant's appeal rights were through the State Historic Preservation Office.

PUBLIC COMMENTS:

Roberts read into the record a letter from Beverly Neumann, Romany Way which expressed some traffic concerns.

Bill Lamott, Scenic Dr., stated that he was concerned about the vegetation, specifically the Oak tree at the corner of Franklin Rd. and the north end of the lot adding that he hoped that it would be protected during construction so that it could survive. He opined that the lights should be of minimal intensity and possibly put on timers or motion sensors.

Jim Kochensparger, Kirk Lane, addressed the issue of trees from a future perspective noting that he is in favor of newer trees and better buffering areas, rather than trying to save trees that are past their prime as the tree canopy of Franklin is very important. Roberts assured Kochensparger that some of the current mature vegetation around the parking lot would be preserved with new, lower plantings being proposed behind it.

With no further public comments, Roberts began the HDC review and clarified with the applicant several specific revisions to which the applicant agreed. They included the roof, the dumpster, the light fixtures and timers, the fencing, brick pavers, retaining wall, the omission of an erroneous note and light pole, and renditions in courtyard concept.

Cook explained that she reviewed the concept of the plan as opposed to the elements of the plan. She expressed her concern that the plan did not meet the Secretary of Interior's Standards #1 and #2 nor the Village's own Design Guidelines (page 15 – Demolition, page 19 – Landscaping), as well as two (2) of the four (4) requirements of state law. Her desire is to have more parking in the rear parking lot off of Romany Way.

Keais stated that he would like to see the final plan with all the changes because what the HDC has now is the same as what was presented to them 1-2 months ago. Roberts said that the HDC agreed with the Village Administration that because of the timeframe HDC would not require a final plan but would include a list of details in the motion which will cover the deficiencies on the plan and would incorporate all those items that were asked (and agreed to) of the applicant.

Motion by Burke, supported by Haddad to approve the site plans prepared by GES – Gateway Engineering and Surveying, Inc., Project #10-0501, dated 5/1/2012, drawings 1-4 and sheets LS1 and LS2, for the site improvements contemplated at the Huda School and Montessori at 32220 Franklin Road, subject to the following additions and clarifications for compliance with the Secretary of the Interior Standard's for Rehabilitation Standards 1 and 2 for

Projects within a Historic District, excluding the existing vegetation and tree schedule which will be in a separate motion, as follows.

- 1. The roof mounted protected two pipe handrail, as described on the Alvin Vari-Rail Freestand Roof Guardrail supplemental diagram dated 6/4/2012, on the east kitchen area roof be installed as far west and as far south as possible and that both the handrail and associated rooftop HVAC unit be painted to match the adjacent brick wall, color to the satisfaction of the building official.**
- 2. That the dumpster screen detail is clarified to have a concrete slab and concrete apron and that the gate structure is constructed of a galvanized steel material clad with vertical wood siding painted to match the adjacent brick color. The brick color of the dumpster screen shall match as closely as possible the existing brick of the facility's east wall.**
- 3. The three (3) proposed light fixtures shall be models; Amerlux Exterior, WBR03/D154-TS20 and PT01/D154-TS20 finished in manufacturer's standard exterior black color mounted such that the fixture heights shall not exceed 8'0" and that the westerly 2 fixtures shall be of a double headed style and the easterly most fixture shall be single. They will be on timers.**
- 4. The existing black aluminum fencing material shall be extended to become the handrail along the retaining wall at the west edge of the proposed circular drop off area of the west lot. Any chain link fencing remaining on site shall be removed.**
- 5. The erroneous note "coniferous parking lot screen" shall be omitted from the top left of drawing LS2**
- 6. The lighting poles as delineated in the courtyard concept drawing on the top of LS2 shall be omitted.**
- 7. Proposed landscaping tree "H", blue spruce, shall be scheduled to be a minimum of 6'0" to 8'0" in height.**
- 8. The proposed brick pavers shall be (Uni-Block, Russell's Block, Desert Sand)**
- 9. It should be clarified that all lawn areas and areas of new plant materials shall be irrigated with an automatic underground irrigation system.**
- 10. The note regarding the repair of the existing east retaining wall shall be clarified to provide that the wall shall be repaired, replaced, parged, and painted to match the existing building color for a "like new" appearance.**

Ayes: Haddad, Keais, Brassfield, Roberts, Liut

Nays: Cook

Motion passed.

B. Consider the Trees and Vegetation on the Proposed Site Plan Application for Site Improvements at 3220 Franklin Road (Huda School and Montessori)

Burke led the discussion about the trees and vegetation. She is disheartened that some of the large Heritage Pine Trees will be removed creating big visual holes when one comes down Franklin Rd. She acknowledged the poor condition of some of the trees and rationalized that if the dead wood from the healthy trees and scrub vegetation were removed there needs to be some understory plantings to fill in the gaps.

Roberts stated that there is a fundamental design question that should be addressed: should the site be more manicured or be more natural? Discussion ensued about the two philosophies, pointing out advantages and disadvantages of both.

Burke questioned if trees could be planted within the parking lot island to soften the look. Burke also suggested that trees be planted between the parking lot and Franklin Rd. so as to visually obstruct the parking lot from Franklin Rd.

There was a discussion centered around the trees that the Arborist highlighted in his written comments. The applicant stated that he was only removing existing vegetation outside the construction area at the request of the village arborist. Roberts clarified that the HDC was under no obligation to follow any recommendations of the village arborist.

Motion by Burke, supported by Liut, to approve the landscaping and vegetation areas of the site plan prepared by GES – Gateway Engineering and Surveying, Inc., Project #10-0501, dated 5/1/2012, drawings 1-4 and sheets LS1 and LS2, for the site improvements contemplated at the Huda School and Montessori at 32220 Franklin Road, subject to the following additions and clarifications on the landscape plans for compliance with the Secretary of the Interior Standard's for Rehabilitation Standards 1 and 2 and for projects with a Historic District; I move that the schedule of existing vegetation shall be amended to provide that only trees tagged #1, #2, #3, #4, #5, #6, and #7 shall be removed. All other trees tagged or not shall be preserved. All existing vegetation shall be protected to every extent possible during construction. However, the HDC would ask that surgical and selective maintenance and pruning would occur in order to ensure the health of large trees on the site. Keeping in mind that the HDC is also looking to shield the car lights from the neighbors who live close to the school, it is advisable that additional and different understory vegetation be added to ensure that. HDC would also like to see additional trees, tall grasses or some sort of vegetation in the island to soften the look of the parking lot.

Ayes: Haddad, Brassfield, Roberts, Burke, Liut

Nays: Keais, Cook

Motion passed.

HDC directed the Landscape Designer that it wanted to achieve a more casual and natural look and feel.

VII. DISCUSSION – REVIEW OF ITEMS NECESSARY FOR CLG DESIGNATION.

Davis gave a brief update. She passed out an information sheet which answered questions which had been raised in the past. What are communities doing with grant funds? What kinds of projects are applicable for grant funds? She included examples of those grants that were awarded in 2009-2011.

Her next step is to re-work Franklin's plan into a plan with dates that are quantifiable for three (3) years and change around some of the priorities. Then she would like to meet with Cook to put the final application packet together and submit it to HDC for final approval before sending it off to the state.

Grants are awarded in May. Once the CLG Designation packet is submitted and approved, HDC can immediately start to work on grant applications. Applications need to be submitted by November to be considered for the following May. There was a discussion as to the financial responsibilities of the communities.

Roberts asked Burke, Cook, and Davis to work on the application and bring it back to HDC for review before approaching the Council.

VIII. ADJOURNMENT

The meeting was adjourned at 9:10 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk