

**Village of Franklin
Historic District Commission
Regular Meeting
Tuesday, July 10, 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, Garrett Keais, Mike Brassfield, Gary Roberts, Pat Burke, Bonnie Cook

Absent: Mary Ann Liut

Also Present: Eileen Pulker, Village Clark; Amy Sullivan, Village Administrator

III. ADOPTION OF AGENDA

Adoption of the Agenda was unanimous.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of June 4, 2012

Motion by Burke, supported by Cook to approve the Minutes of June 4, 2012 Regular Historic Commission Meeting.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. OLD BUSINESS

A. Consider Revisions to Approved Site Plan at 32220 Franklin Road (Huda School and Montessori).

Roberts explained that the Village Council had revised the HDC's approval of the site plan, at the most recent Council Meeting, thus making it necessary for the HDC to consider the changes.

Joe Vaglica, engineer with Gateway Engineers, was present and was representing the applicant, Huda School. He explained that the Council had asked that a 3ft. cobble/boulder wall be placed on the Romany Way parking lot to shelter lights for the houses that are down the hill to the North. It is the firm's concern not to shed water into those properties, thus construction is of importance. He added that the Landscape Designer had provided the Commission several examples of wall construction. It would be an historic-looking wall: 3 ft. high, approximately 1 ft. wide, dry-stack made of natural stone, non-continuous.

Haddad and Cook expressed their concern that a 3ft. wall would not block the car headlights.

Motion by Burke, supported by Haddad, to amend her motion of June 4, 2012 regarding the Huda School parking lot to add a meandering, dry-stack stone wall (without a cap) with suitable breaks for drainage along the entire length of the north edge of the east parking lot of the Huda School. The Historic District Commission would ask that the Huda School follow up with a specific design that the Commission can look at and approve prior to construction. This wall would be at least 3 ft. high to mitigate the light pollution traveling north.

Ayes: Haddad, Brassfield, Roberts, Burke
Nays: Keais, Cook
Absent: Liut

Cook clarified that since she did not vote for the original motion she was not voting for the amendment.

Burke led a discussion about the plant material revisions. After HDC's review, Pam Hansen, Council Member, and she met with Sullivan because of their concern over the plant materials being proposed. It is their hope that the materials used would create a more free-flowing naturalistic landscaping. They came up with some suggested trees and grasses.

Roberts asked the Commission if anyone would object to tabling this discussion until and when the HDC receives a full and more comprehensive plan from the Landscape Designer.

Roberts with a second by Keais moved to table the second part of the landscape approval until the August or September meeting when the plant material could be agreed on by HDC. He noted that it would be advisable that all plans be submitted within an adequate timeframe for the perusal of all Commissioners.

Motion was approved unanimously.

VII. NEW BUSINESS

A. Presentation of Charette Results & Design & Sustainability Guidelines RFP.

Bill Finnicum, member of the MSF Design Committee, explained that each HDC member would be getting a copy of the report following his presentation.

He gave a PowerPoint presentation which included the topics: Goals of the Charette, The Vision, Why a Charette?, Topics the Charette Addressed, How it Worked, Summary of Key Findings, and Next Steps.

Roberts said that from an HDC standpoint the Commission wants to be pro-active with regards to this process and will dedicate manpower to it. Keais expressed his concerns about the current tree ordinance questioning whether it was up to par with other historic districts.

Burke expounded on the RFP and the procedures for grant procurement. It was pointed out that all the information presented is on the MSF website.

B. Conceptual Review of Barn Development at rear of 32749 Franklin Road (Zieban Mare/Smile Builders)

Dan Costello, owner of Smile Builders, is cognizant of the beauty and the historic value of their barn but it needed restoration and care. It is zoned "parking". It is his desire to make the barn into a "mixed use" building.

Bill Finnicum, architect, presented a detailed visual "walk through" of the barn. Burke commended Mr. Finnicum's for all his efforts.

Vivian Carmody, Main Street Franklin Administrator, commented about the MEDC grants that would be available for such a mixed-use project and how it worked.

Roberts introduced and Pam Hanson confirmed that said property would need to be re-zoned which would entail coming before the Planning Commission for such a designation. She, herself, is in favor of the idea of having a mixed-use downtown.

It is hoped that such a positive idea for a barn will set off a chain reaction with other property owners who also have a barn on their site and the concept would have a “snowball” effect.

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

Roberts informed the Commission that Bonnie Cook has decided not to renew her term but she has decided to stay on and help Amanda Davis and the Commission through the CLG process.

Roberts suggested that the discussion be postponed until after Cook and Amanda Davis have formulated their ideas.

IX. ADJOURNMENT

The meeting was adjourned at 9:05 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk