

**Village of Franklin
Historic District Commission
Regular Meeting
Monday, March 4, 2013, 7:30 P.M.
At the Franklin Village Hall – Broughton House
32325 Franklin Road, Franklin, Michigan**

I. MEETING CALLED TO ORDER

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, at the Franklin Village Hall, 32325 Franklin Rd, Franklin, MI at 7:30 P.M.

II. ROLL CALL

Present: Garrett Keais, Mike Brassfield, Gary Roberts, Mary Ann Liut, Eileen Harryvan

Absent: Laura Witty, Pat Burke

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

III. ADOPTION OF AGENDA

Roberts requested that an item be added under New Business, C. Update to Design and Sustainability Guidelines.

Motion by Liut, supported by Keais to amend the agenda as noted.

Agenda was approved as amended.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of February 4, 2013

Motion by Liut, supported by Keais to adopt the minutes as provided.

Motion was approved unanimously.

Roberts asked Sullivan to clarify how the Rain Garden would get watered to which she replied that the DPW contractor would provide watering as needed.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Consider Application for New Sign at 32800 Franklin Road (Van Every Building)

Bill and Judy Meade, agents for the Van Every House, brought in an existing panel from the old sign to show the HDC what the new ones would look like. The only exception will be that the panels will be 9” high instead of 12”. The sign will be doubled-sided on ½” Omega board. The border design of each board will remain the same as will the colors, Valspar Forest Green on a Cream background. The location of the sign will also remain the same. The top panel will have the lettering, “Van Every, Circa 1840” on it and the two side posts will be capped in copper, as rendered in the sketch provided to the HDC.

Davis confirmed that the 1840 date was correct.

Motion by Keais, supported by Harryvan to approve the application for the sign for the Van Every Building at 32800 Franklin Road per the 3/4/2013 sketch provided to the HDC.

The sign will be 6ft. by 4ft. with five (5) panels, each measuring 9” by 48”. The lower panels will be omitted until needed. The colors will remain the same, Valspar Forest Green lettering on a Cream background and the location will remain the same. The sign will be in conformance with the Secretary of the Interior’s Standards for Rehabilitation. Motion was approved unanimously.

B. Consider Oakland Regional Historic Sites Program

Roberts provided background concerning an article he read in the Michigan History Magazine which dealt with a new method of identifying and accessing the history of a particular building or area on the Oakland Regional Historic Site website. Roberts opined that this would be an excellent way to promote awareness of and to educate the public about the Village’s historic homes and properties within and out of the Historic District. The method is called “QR Code Interface”.

Discussion about training, implementation, and cost followed. It would cost \$150 to train Davis and \$150/year thereafter to maintain the inventory on the website.

Motion by Roberts, supported by Liut to enter the Oakland Regional Historic Sites Program and authorize the HDC consultant to move forward with the training and evaluation with the understanding that if issues arise HDC can terminate its involvement. Motion was approved unanimously.

C. MSF Presentation of the Design and Sustainability Guidelines

Vivian Carmody, Director of MSF, re-capped the goals and outcomes of the Design Charrette, which occurred in August 2011. She continued with explanations of why they think the developing of the Design and Sustainability Guidelines is important.

Carmody further explained that it is MSF’s hope that MSU’s School of Planning Design and Construction, which has a program called, “Small Town Design Initiative/Community Design Initiative”, will partner with them in this endeavor. An MSF committee has been formed, consisting of representatives of stakeholders: herself, Amy Sullivan, Bill Finnicum (MSF), Pat Burke (HDC, MSF), Mike Heisel (PC), Frank Yanke (Business owner), and Cathy Watkins(MSF), who will initiate the application process.

Sullivan explained and showed slides demonstrating what Design Guidelines look like noting that one part is a visual and creative product and the other is a written report that would examine ordinances and policies which would need to be amended to make these design sustainability guidelines work. Carmody stated that over the last 10-12 years the MSU program has implemented a significant number of projects throughout Michigan. She estimates the project would begin in June, 2013 and last 4-6 months. In about a year, the long term goal would be to work with the Planning Commission and HDC to implement the plans in terms of the Master Plan update as it relates to the Village Center.

The project will cost \$6000. The Village will provide MSU with all the Master Plans, all the zoning ordinances, the parking “analysis”, the Historic District guidelines, the Design Charrette Assessment and Recommendations, and more.

Roberts requested clarification that from HDC’s prospective MSF would like a letter indicating support of the design review initiative but it does not mean that HDC will

automatically give its approval to suggestions made by the MSU Grad students. Roberts emphasized that this is an important distinction. The answer was affirmative since the end result will be "Guidelines" similar to HDC's own Design Guidelines and must comply with the Secretary of the Interior's Standards.

Davis noted that once the Village becomes a CLG, she believes there will be grant monies available to MSF.

VII. UNFINISHED BUSINESS

A. Consider Paver Colors and Material for the Rain Garden at 32740 Franklin Road (Jones Building)

Roberts presented the different colors and sizes of the Uni-lock Brussels Blocks. Brassfield led the discussion about sizes, patterns, and percentages of each size and explained the ordering process.

Motion by Brassfield, supported by Liut to select the Uni-Lock Brussels Block, Desert Sand color in the AF pattern mix (3 sizes).

Motion was approved unanimously.

VIII. UPDATE ON CLG APPLICATION

Davis stated that she needs to re-date the goals since they started in January 2013. She also informed the HDC that there is a new CLG coordinator at the State level.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk