

**Village of Franklin
Historic District Commission
Regular Meeting
Monday, July 1, 2013, 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 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: Laura Witty, Mike Brassfield, Gary Roberts, Pat Burke, Eileen Harryvan, Mary Ann Liut (arrived at 7:35pm)
Absent: Garrett Keais
Also Present: Bill Dinnan, Village Building Official; Amanda Davis, Consultant; Eileen Pulker, Clerk

III. ADOPTION OF AGENDA

Roberts informed the Commissioners that the application for the ground sign at 32751 Franklin Rd. for Party Girls has been removed from the agenda by the applicant. The “Bead Works” wall sign should be changed to “Party Girls” wall sign.

Motion by Burke, supported by Harryvan, to adopt the agenda as corrected.

Motion was approved unanimously.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of June 3, 2013.

Motion by Harryvan, supported by Burke to adopt the minutes as provided.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Consider Demolition Application for 25670 River Drive

Craig Kallen from Brooklyn Custom Homes and Ms. Brammadesam, owner of the property, introduced themselves to Historic District Commissioners. Kallen confirmed that the several out buildings would remain intact and that the house construction would begin immediately.

Roberts explained that since the house is located outside the Historic District the HDC’s role is to determine if the subject structure has any intrinsic historic value, and to only make a recommendation to the Village Council concerning the issuance of a demolition permit.

Motion by Burke, supported by Witty, to recommend to Village Council that a demolition permit be issued for the main building at 25670 River Drive, as presented

on the Demolition Application, dated June 6, 2013 with the understanding that the homeowner will preserve the barn and out buildings as they are not a part of this application.

Motion was approved unanimously.

B. Consider Sign Application for 32751 Franklin Road, wall sign for “Party Girls”.

Amy Regal, owner of “Party Girls” and “Glamour Puss”, is asking permission to install an exact same size sign, color, and design as “Glamour Puss” above her window.

A discussion ensued about the physical condition of the entire building. Bill Lamott from the Historical Society, gave the HDC members pictures of the building as it was in the past and is at the present time.

Roberts asked Regal if she agrees to postpone her sign application for a month so that other avenues could be explored which might improve the physical character of the building. In lieu of permanent signage HDC would authorize the installation of a temporary banner above the window for approximately a month.

Motion by Witty, supported by Brassfield, to postpone the application until the next HDC meeting for the wall sign for “Party Girls” at 32751 Franklin Road.

Motion was approved unanimously.

Discussion continued concerning the maintenance and enforcement of building codes of Village buildings. Roberts reminded the HDC that its focus is on the exterior.

C. Consider Sign Application for 32802 Franklin Road, ground sign for “Event Bliss”.

Bill Meade, speaking for the owners of the Van Every Carriage House, introduced the New tenants, Susan Siegel and Terri and Jeff Trepeck. He presented a drawing for the “slat” panel for the sign in front of the Van Every House. It would be consistent with the current signs; Valspar Forest Green lettering on a Cream background. Ms. Siegel indicated that eventually they would like to have signage on the Carriage House for the new business.

There was additional discussion about signage at Franklin Road. Sullivan explained that the sign ordinance indicates that those businesses that do not front Franklin Road may have an additional ground sign on Franklin Road.

Motion by Liut, supported by Harryvan, to approve the multi-tenant panel (9in. x 48in.) at 32802 Franklin Road, for “Event Bliss” which is consistent with the previously approved colors of the existing panels.

Motion was approved unanimously.

D. Consider Sign Application for 32740 Franklin Road, ground sign for “Village Plaza Rain Garden”.

Amy Sullivan, Village Administrator, revised down the size of the sign that was put on the application. The shape and size were discussed.

Motion by Burke, supported by Liut, to approve the Rain Garden Sign at 32740 Franklin Road. It will be no larger than 1 ft. x 1ft. with white lettering on a Hunter green background, carved HDU. The shape of the sign will be determined at a future date as agreed by Commissioner Burke.

Motion was approved unanimously.

E. Consider Historic District Limits.

There were follow-up discussions on two items from the previous meeting. 1. Re-examine the limits of the Historic District 2. Procedure to follow when additional properties are warranted as “historic” but are not in the “District”. Roberts commented that as of this meeting HDC is going to initiate the process as though it were going to move forward with this project. He asked Davis to outline the steps HDC needs to follow and email them to HDC members.

In regards to the letter that had been previously sent district-wide, Roberts suggested that an explanation of the new internet website with a list of resources, QR code, and links be added and re-sent.

There were discussions concerning the plaques for some of the historic homes, new Cranbrook Realtor sign, mid-century ranches and contemporary homes.

Roberts thanked Pat Burke for her terrific contributions over her 9 years on the HDC Board adding that she will be missed. Burke remarked that she will attend some meetings, “...because everyone deserves to hear my opinion...” She will especially be around for special projects. Roberts remarked that HDC will keep her as their MSF link.

VII. ADJOURNMENT

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

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk