

**Village of Franklin  
Historic District Commission  
Regular Meeting  
Monday, August 5, 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, Michigan at 7:30 P.M.

**II. ROLL CALL**

Chairman Roberts acknowledged and welcomed the new HDC members: Jill Wilke and Gayle Timmis and introductions were made.

Present: Laura Witty, Mike Brassfield, Gary Roberts, Eileen Harryvan, Jill Wilke, Gayle Timmis

Absent: Garrett Keais

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

**III. ADOPTION OF AGENDA**

Roberts informed the Commissioners that the agenda had been revised; adding Mrs. Neumann's landscape project to the agenda for a fence review.

**Motion by Harryvan, supported by Wilke, to adopt the agenda as revised.**

**Motion was approved unanimously.**

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of July 1, 2013.**

**Motion by Witty, supported by Harryvan to approve the minutes as provided.**

**Motion was approved unanimously.**

**V. PUBLIC COMMENTS**

Postponed to later in the meeting.

**VI. UNFINISHED BUSINESS**

**A. Consider Sign Application for 32751 Franklin Road, signs for "Party Girls".**

Roberts summarized the discussion and action that the HDC took at the July 1, 2013 meeting. He added that there are volunteers in the Village who might help in the effort of improving the elevation of the building, beginning with the removal of the 2 flowerboxes on the front of the building.

Roberts re-iterated Amy Regal's, owner of "Party Girls" and "Glamour Puss", desire to have a sign, similar in size, shape and color to the "Glamour Puss" sign, but located to the left of the "Glamour Puss" sign. Both signs would be centered between the north edge of the building and the right side of the "Franklin Spa" awning.

Discussion continued about the possible symmetry of the building façade.

Roberts asked Regal if the HDC could postpone discussion about the multi-tenant sign, pending discussions with the Volunteer Group which might build a new one at its own cost, pending an agreement from all the tenants.

Regal presented the proposed colors, lettering and wording for the “Party Girls” wall sign. It will have a gold background with black letters and pink scrolls along the ends. The size and shape will match that of the “Glamour Puss” sign.

**Motion by Witty, supported by Harryvan, to approve the wall sign application for 32751 Franklin Road (Party Girls). The sign will be 10.6” x 70” omega board. The colors will be a gold background with black lettering. The end embellishments will pink as indicated on the design submitted. Motion was approved unanimously.**

Suzanne McClow, Franklin Rd., referring to the use of the color “pink” for the embellishments, asked if the HDC had specific color requirements. Referring to the dots in the embellishments, Roberts replied that the unspecified color of “pink” would be minimal.

**Motion by Witty, supported by Wilke, to postpone the application for the multi-tenant sign, pending more investigation. Motion was approved unanimously.**

## **VII. NEW BUSINESS**

### **A. Consider Fence Application for 32635 Franklin Road.**

Aleksandr and Stephanie Kokoszka, owners of the property, are asking permission to complete the fence at the back and sides of the property, remove the archway at the front of the property, and lower the fence to 36 inches. The reduction in height is due to safety concerns. Those areas which are rotted will be replaced and painted, but the design and configuration of the fence will remain the same.

Judy Moenck, Meadow Dr., asked questions relating to the safety issues, archway and gate, and placement of the mailbox.

**Motion by Harryvan, supported by Witty, to approve the fence application for 32635 Franklin Rd. The fence will be completed in the back of the property. It will be repaired and/or replaced and painted where deemed necessary, and the height will be lowered to 36 30 inches due to safety concerns. The location of the fence is exactly as submitted. This application is in conformance with the Secretary of the Interior’s Standards for Rehabilitation.\*(see footnote) Motion was approved unanimously.**

**B. Consider Sign Application for 32767 Franklin Road (Wright & Zelazny DDS PC).**

There was no representative for this application. Roberts introduced the application for The dentists' office, explaining it came in "after the fact". Procedurally, HDC must approve all signs.

**Motion by Witty, supported by Brassfield, to approve the sign at 32767 Franklin Road (Wright & Zelazny DDS PC) as submitted on July 8, 2013.**

**Motion was approved unanimously.**

**C. Consider Historic District Limits.**

There was a brief discussion. One of HDC's long term goals, which is consistent with the Master Plan, is to periodically review the limits of the Historic District. It is Robert's suggestion that a study committee consisting of the entire HDC and one member of the Historical Society (preferably Ann Lamott, Pres. of the Historical Society) be formed to examine and consider the inclusion of places, such as the Kreger House.

**D. Consider Fence Replacement for 25850 Romany Way.**

Bev Neumann, owner of the property, presented the fence plans to the HDC. She explained that the chain link fence on the Meadowdale side of her property would be replaced with a black aluminum picket fence and include 2-10 ft. Estate Drive gates made by Active Yards.

Josef Gyongyosi, Romany Way, spoke favorably of the improvements and emphasized the necessity for the safety factor.

**Motion by Brassfield, supported by Wilke, to encourage the ZBA to look favorably on the proposal to replace the existing chain link fence with a black aluminum fence located in the same place. The HDC approved the proposal, subject to ZBA's approval.**

**Motion was approved unanimously.**

**V. PUBLIC COMMENTS**

Susan Siegal and Terry Trepeck, owners of "Event Bliss" addressed the HDC concerning the misunderstanding about the sign approval they received at the July 1, 2013 meeting. Discussion ensued and it was explained that the sign for the street had been approved, rather than the sign for the building which they had installed. They were encouraged to meet with the Building Official to obtain all the pertinent information about street and building signs, so as to conform with the Ordinances and fill out the sign applications.

Judy Moenck, Meadow Drive, stated that she was very favorable towards the HDC sticking to the "process".

Judy Meade, Captain's Lane and Property Manager for the Van Every House, explained the confusion surrounding the new multi-tenant sign at the Van Every House which looks different than the approved design. Discussion ensued and Bill Dinnan summarized the situation by saying that the height issue can be corrected but the color issue is still

unresolved. Roberts explained that the HDC won't take any action on this matter at this meeting. It is a work in process.

**VIII. ADJOURNMENT**

The meeting was adjourned at 8:50P.M.

Submitted,

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Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk

\*The fence height is to be lowered to 30 inches, to comply with current ordinances and an amended motion was made at the October 7, 2013 Historic District Commission meeting.