

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, March 4, 2015 7:00 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 7:00 P.M.

II. ROLL CALL

Present: Mike Brassfield, Garrett Keais, Gary Roberts, Jill Wilke

Absent: Eileen Harryvan, Gayle Timmis, Laura Witty

Also Present: Eileen Pulker, Clerk; Bill Dinnan, Building Official; Amanda Davis, Consultant (arrived at 7:30P.M.).

III. ADOPTION OF AGENDA

Roberts suggested adding under **VI. New Business, E. Discussion and/or Consider the Sign Application for the proposed Marathon sign and F. Update on the Fortuna House.**

Motion by Keais, seconded by Wilke to adopt the agenda as amended.

Motion was approved unanimously.

IV. ADOPTION OF THE MINUTES

A. Special Meeting of Wednesday, November 8, 2014.

Motion by Wilke, seconded by Keais to approve the minutes of the Special Meeting of November 8, 2014 as presented.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Election of Officers: Chairman, Vice-Chairman, Secretary.

Motion by Keais, seconded by Wilke to nominate Gary Roberts, Chairman; Garrett Keais, Vice-Chairman; Mike Brassfield, Secretary.

Motion was approved unanimously.

B. Consider Application for Demolition at 26175 13 Mile Road.

The house and the two (2) auxiliary sheds were deemed not to be historically significant. Jim Greene, Cranbrook Custom Homes, representing the owner, Raj Goswami, was authorized to speak on the owner's behalf. Mr. Goswami arrived during the discussion.

Peter Halick, neighbor and member of the Planning Commission, did not have any objection to the demolition.

Dinnan commented that the house as it exists along with the garage is existing non-conforming structures, in terms of the setback requirements.

Motion by Keais, seconded by Wilke to recommend to Village Council the approval of the demolition application for the house and two sheds at 26175 13 Mile Rd., as they have found that there is no historic significance to the main structure and two sheds. The detached garage will remain intact. It should be noted that the house is currently non-conforming. This determination is subject to the Secretary of the Interior's Standards for Rehabilitation.

Motion was approved unanimously.

C. Consider Fence Application at 26200 Carol.

Pete Halick represented the property owner, Melinda Saulson, stated that she wished to continue the existing fence around the back of the property. The purpose of the fence is to contain her dog.

Discussion ensued.

Motion by Brassfield, seconded by Keais to approve the fence application at 26200 Carol Ave. subject to its being consistent to the material, design, size, and style of the existing fence and in compliance with the Fence Ordinance. The approval is subject to the maintenance of the existing fence and that some paint or clear sealer will be applied for weather protection of the new and existing wood.

Motion was approved unanimously.

D. Consider Application for Storage Shed at 32749 Franklin Road.

Roberts noted the shed is in conflict with the HDC's Design Guidelines, Ancillary Structures (page 12), Rule #7. Alternative suggestions were offered to the applicant.

Dan Costello, owner of the property, expounded on the purpose of the shed and the proposed garden in the surrounding area. He stated his intention to use some of the leftover wood from the recent reconstruction/renovation of the barn. He noted that the proposed structure is an "assembled kit" shed.

The issue of setbacks was discussed. Roberts read into the record a letter, dated 3/4/15, from Commissioner Eileen Harryvan, expressing her opposition to the storage shed.

Dinnan stated that a site plan would be required but explained his reasoning for having the owner bring his request to HDC first before the PC.

(Davis arrived.)

Bill Finnicum, Finnicum Brownlee Architects, stated that he was project architect for the Costello barn. He asked the HDC what their thoughts were about the aesthetics of the new barn. He is of the impression that the setbacks in commercial zones are discretionary to the Planning Commission. He questioned Harryvan's reference to those residents who had requested sheds within 10 ft. of a property line and had been rejected.

Roberts noted that aesthetics are paramount within the Historic District and Roberts asked Costello to explore alternatives with a lower profile. There was concern that approval of such a structure might set a precedent. Landscape screening was discussed.

Roberts asked that this issue be postponed until the next meeting after Costello has looked into other alternatives incorporating the Commission's suggestions.

The issue has been administratively postponed until the next meeting.

E. Discussion and/or Consider Sign Application for the proposed Marathon sign at 32725 Franklin Road.

The Franklin Historical Society and Franklin Foundation are researching for a more historically suited sign than the one proposed by the owner in the 3/4/15 Sign Application.

Motion by Roberts, seconded by Keais to approve the Marathon sign at 32725 Franklin Road as submitted subject to the owner's future cooperation with the Historical Society representative on a mutually acceptable, more historically accurate sign, both from a financial and architectural perspective. Any future agreement reached between the parties will be again subject to HDC approval.

Motion was approved unanimously.

F. Update on the Fortuna House, 26985 Charles Lane.

Roberts advised the HDC that there was a negotiated settlement in that groups had a 90 day access to the house to photograph, catalogue or remove portions of the house at their own expense. The owner has been very cooperative and period allowed for this work is expiring. Roberts indicated that we are at a point of "last call" on any new preservation ideas.

VII. ADJOURNMENT

The meeting was adjourned at 8:05P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk