

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, August 3, 2016 7:00 P.M.
At the Franklin Community Center/Kreger House
26225 Carol Avenue, 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 Community Center/Kreger House, 25225 Carol Avenue, Franklin, MI at 7:00 P.M.

II. ROLL CALL

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

Absent: Eileen Harryvan, Garrett Keais

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

III. ADOPTION OF AGENDA

Motion by Timmis, seconded by Wilke to adopt the agenda, as presented.

Motion was approved unanimously.

IV. ADOPTION OF THE MINUTES

A. Special Meeting of Monday, June 27, 2016.

Motion by Timmis, seconded by Wilke to approve the minutes of the Special Meeting of June 27, 2016, as presented.

Motion was approved unanimously.

IV. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Consider Demolition Application for 32960 Franklin Court.

Steven Ben-Ezra, owner of the property, was present and wishes to demo the house and pool and build a new home on the site. Roberts clarified that work would be around the nice trees on the property. Ben-Ezra stated that was their intention, as they have already cleaned up some of the dead wood.

Motion by Timmis, seconded by Witty to recommend to the Franklin Village Council the approval of the demolition application, dated July 6, 2016, for the house at 32960 Franklin Court, and issue a demolition permit, as they have found that there is no historic significance to this property.

Motion was approved unanimously.

VII. DISCUSSION ITEM

A. Discuss Expiration Date for Building Permits or Site Plans.

Roberts referred to the motion at the Special HDC Meeting, May 23, 2016, page 2, as follows:

Motion by Keais, seconded by Timmis to approve the conceptual foundation plans for the purpose of issuing a foundation permit only. The plans will be altered to remove the outside staircase, to lower the roof by at least one (1) ft., to change the roof plane off setting it north from and below the plane of the existing roof, and to include all shed dormers. HDC will meet within 45 days for the purpose of reviewing/approving the specific details on finalized architectural drawings which may (be) in the form of red marked changes on a dated final set.

Motion was approved unanimously.

Dinnan stated that nothing which was required from that meeting has been received. He noted that the foundation permit only had been issued.

There was a discussion about the motion and the time frame contained in it. Because of the lapsed time and no further action had been taken by the applicant, the application is null and void. If the owner wants to proceed with the project he needs to re-apply. Dinnan stated that once a permit is issued the applicant has one hundred eighty (180) days to do “something”.

There was a general discussion as to whether an expiration date of applications is legal. Research is needed.

VIII. ADJOURNMENT

Motion by Witty to adjourn the meeting.

Motion was approved unanimously.

There being no further business, the meeting was adjourned at 7:17 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk