

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

II. ROLL CALL

Present: Mike Brassfield, Eileen Harryvan, Garrett Keais, Gary Roberts, Jill Wilke, Laura Witty

Absent: Gayle Timmis

Also Present: Amanda Davis, Consultant; Eileen Pulker, Clerk; Bill Dinnan, Building Official

III. ADOPTION OF AGENDA

Roberts added under **VII. NEW BUSINESS**, *D. Discussion - Temporary Sign(s), E. Discussion - Franklin Historical Society's Letter re: barn on Franklin Farms Condo property, F. CLG Update, G. Discussion - Glamour Puss Sign, H. Discussion - HUDA School Landscaping.*

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

Motion was approved unanimously.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of Wednesday, August 5, 2015.

Motion by Harryvan, seconded by Brassfield to approve the minutes of the Regular Meeting of August 5, 2015, as presented.

Motion was approved unanimously.

IV. PUBLIC COMMENTS

No comments were made at this time.

VI. UNFINISHED BUSINESS

A. Consider Building Addition Application for 32750 Franklin Road (Déjà Vu Upscale Designer Resale).

Roberts referred to the 8/25/2015 memo from Ron Campbell of Main Street Oakland County concerning the different options for the addition.

Lisa Dunn, owner of the business, introduced herself, and expressed her preference of either A1 or A2, of the design renderings as provided. Discussion ensued and the HDC suggested C1 might be appropriate. Davis stated that either A1 or C1 was appropriate, although she felt that A1 was aesthetically better.

Motion by Keais, seconded by Wilke to approve the application for the building addition at 32750 Franklin Road (Déjà Vu Upscale Designer Resale) as submitted, using either design A1 or C1, as provided with the application dated 8/25/2015, received by the Village 9/15/2015 and provided that the roofing, siding material, wood trim and colors match the existing conditions. This determination is in compliance with the Secretary of the Interior's Standards for Rehabilitation.

Ayes: Brassfield, Harryvan, Keais, Roberts, Wilke, Witty
Nays: None
Absent: Timmis
Motion carried.

The subject of the shed directly behind the building that had been torn down years ago and never rebuilt was briefly discussed. This issue will be discussed at the next meeting.

VII. NEW BUSINESS

A. Consider Application for a New Roof at 26104 German Mill.

Peter Nagle, owner of the property, would like to replace the old black asphalt roof shingles with Classic Heritage Premium Asphalt Shingles in Rustic Black. There would be no structural changes to the building.

Motion by Witty, seconded by Harryvan to approve the Application for a New Roof at 26104 German Mill with Classic Heritage Premium Asphalt Shingles in Rustic Black. This determination is in compliance with the Secretary of the Interior's Standards for Rehabilitation.

Ayes: Brassfield, Harryvan, Keais, Roberts, Wilke, Witty
Nays: None
Absent: Timmis
Motion carried.

B. Consider Sign Application for 32744 Franklin Road.

Trang Dai Do Mader, owner of Franklin Nail Salon, was present to answer any questions. The proposed sign is consistent with the other signs on the building. It would be made by Casey Sign Company, 18" x 86", hand painted with enamel paints onto DiBond material. The colors would be SW 6638 Flattering Peach, SW 6641 Outgoing Orange, and SW 6843 Hot.

Motion by Harryvan, seconded by Wilke to approve the Sign Application for 32744 Franklin Road, as submitted. This determination is in compliance with the Secretary of the Interior's Standards for Rehabilitation.

Ayes: Brassfield, Harryvan, Keais, Roberts, Wilke, Witty
Nays: None
Absent: Timmis
Motion carried.

C. Consider Demolition Application for property located at 25920 Balsam.

No one representing the owners was in attendance. The application was complete and the house does not have any historic significance.

Motion by Brassfield, seconded by Wilke to recommend to the Village Council that the application for demolition for 25920 Balsam, should be approved, as there is no historic significance to the property.

Ayes: Brassfield, Harryvan, Keais, Roberts, Wilke, Witty

Nays: None

Absent: Timmis

Motion carried.

D. Discussion - Temporary Sign(s)

Roberts explained the established policy that is that HDC does not act on applications presented at the last minute. Thus, this was deemed a “discussion” item.

Donald Claye, Vice President/Office Manager of Fall Prevention Training Services at 26111 W. 14 Mile Rd., Ste. #105, is requesting approval or recommendations for a portable A-frame sign (43” x 27”) on the front lawn area of the building. Dinnan clarified that this was a “service business” not a “retail business”. Discussion ensued centered around the Sign Ordinance differentiating between C-1 buildings (retail) and an office building, RO. Claye noted that the sign would be temporary but he would like to have it out a couple months at a time. There was a discussion as to acceptable sign material.

Roberts advised Mr. Claye to have an A-frame chalkboard sign designed and present it at the next HDC meeting for approval. Colors and sizes were briefly discussed.

Dinnan stated that he would be contacting the owner of the building about a multi-tenant sign. Roberts to communicate with the PC chair about the potential for a limitation on temporary signs outside of the retail zoned areas.

E. Discussion –Franklin Historic Society’s Letter re: barn on Franklin Farms Condo property.

Roberts provided a brief history of the property and current condition of the barn. He explained that there had been some communication between the Historical Society and Homeowners’ Association regarding this matter and he questioned if it would be appropriate for the HDC and/or Building Official to become involved.

Davis, also did some background research on the property.

Suggestions: 1. Clerk to find and review the Condo Association documents; 2. Historical Society might be able to participate in its preservation; 3. Davis to investigate possible loan from an intervention loan program with the Historical Society participating in its administration; 4. Davis and Roberts to prepare HDC correspondence to the owners association expressing the strong desire to preserve the barn as another character defining element of the Village.

F. CLG Update

Davis stated that Franklin received its certification letter from the National Trust for the Certified Local Government designation. Part of the certification requirement is the submission of an annual report (March 2017). In the July 2013 report/application HDC set goals that SHPO will be looking for in the report: 1. Implement a program of identifying historic buildings within the Historic District; 2. Protect threatened historic resources within the Village limit (approach the Village Council to establish a Historic District Study Committee); and 3. Collaborate with Bloomfield Township to assist in the establishment of a single resource Historic District for the Franklin Cider Mill.

Roberts emphasized the different advantages the certification could bring to the Village and asked Davis to look into those available opportunities.

G. Discussion - Glamour Puss Sign

Keais stated and Dinnan confirmed that the sign on the north side of the Van Every Building is in violation of the Sign Ordinance. Dinnan explained that he has been in contact with the owner and warned the owner about the violation. The next step would be to issue a violation ticket.

H. Discussion - HUDA School Landscaping

There appears to be different interpretations of what the Site Plan approved is, in terms of the timeframe. The school has a new principle and communication between her and the organizations within the Village is more positive than in the past. Dinnan will send a letter to the new Principle asking what the school's intention of maintaining the landscaping that was included in the approved Site Plan. Roberts will email Staran about whether the approved site plan is effectively a contract to maintain its components and /or if we have any enforcement mechanism.

VII. ADJOURNMENT

The meeting was adjourned at 8:10 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk