

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, May 3, 2017, 7:00 PM
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 – Broughton House, 32325 Franklin Road, Franklin, Michigan at 7:00 PM.

II. ROLL CALL

Present: Mike Brassfield, Eileen Harryvan, Garrett Keais, Jill Wilke, Laura Witty, Gary Roberts
Absent: Gayle Timmis
Also Present: Bill Dinnan, Building Official; Eileen Pulker, Village Clerk

III. ADOPTION OF AGENDA

The Agenda was adopted unanimously.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of February 2, 2017

Motion by Harryvan supported by Witty to approve the minutes of the Regular Meeting of February 1, 2017 as presented.

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

V. PUBLIC COMMENTS

No non agenda items were discussed; no other public was in attendance.

VI. NEW BUSINESS

A. Consider Demolition Permit application at 26900 Crestwood Drive.

The owner, Jim Trentacosta and his contractor were present to address any questions or concerns.

Motion by Harryvan, supported by Wilke to recommend to the Village Council the approval of the Demolition Permit at 26900 Crestwood Drive, as there is no historical significance to the dwelling.

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

B. Consider Building Addition and New Signs at 32654 Franklin Road (Franklin Market).

The property owners, Jan Seror and Steve Showers, were present, as were the new tenant, and the contractor. The layout of the new property, location of the trash dumpster, and parking were discussed. The mechanical equipment on the roof was discussed noting that the old equipment would be removed and that the newer equipment would be shielded acoustically. The door on the back of the building was also discussed noting that the wooden door was in bad repair, required replacement, and the new tenants wished to install a glass, sliding door which was noted and thought to be allowable in as much as it was on the rear of the building, not visible from the street. The use was briefly discussed and the owner stated that this would be a market and that the seating in the front along the sidewalk would be reestablished.

Motion by Wilke supported by Keais to approve the Freezer/Cooler addition and tenant build out of the building at 32654 Franklin Road, with all material, using the same siding as on the building now, to be painted green to match existing on the front of the building, including the cap that is now white, all roof equipment to be acoustically shielded, the glass door, which due to its location at the rear of the building is acceptable, its trim to be painted green, and the stone base is to be extended to the back corner under the back door stairs. New signage and any other changes to the existing building are to be brought back before the Historic Commission for their review before implementation.

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

C. Consider Paint Colors, siding and roof repair at 32710 Franklin Road (Old Slade House).

Kathy Erlich and Joan Simon, building owners, were both in attendance to address any concerns or questions and to present their color choices and repair plans. Several color combinations were discussed for the building, shutters, doors, and trim. The HDC members suggested that they begin to scrape the old paint off, obtain samples of new paint colors to apply to one side of the building so that they can better ascertain which combination they prefer. Several commissioners stated that they will also walk by to observe and will voice their opinions as well. In addition Erlich and Simon were encouraged to make the necessary repairs to the roof and the siding with like materials, in as much as they are maintenance items which do not require approval, and that the decision of which colors to use would be reexamined next month.

Motion by Harryvan supported by Witty to postpone the new color choices to next month's meeting, on June 7, 2017, with the necessary maintenance repair work of the siding and roof to begin, which does not require approvals.

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

D. Consider Sign Application for ground and wall signs at 32751 Franklin Road (Ana Beauté).

Anabelle Trujillo Gonzalez was present to address any concerns or questions. Her application provided color versions of the two proposed signs.

Motion by Harryvan supported by Witty to approve the signs as presented, dated April 26, 2017, and stated that the background color of the multi tenant sign will match the off white color on the background of the other multi tenant signs.

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

VII. Discussion Items

A. Kreger House- Franklin Community Center – Site Plan for Landscape Improvements.

Gary Roberts explained the plan to improve the drainage and typography of the area between the farmhouse and the barn to make it easier to utilize for parties and functions. The aggregate paving that

was used for the recent Library project, is being recommended for use on the pathways and the ramp leading to the back porch to increase accessibility. He also noted that this is the final project for the Historical Society/Kreger Team, which will complete the project as it had been originally planned, and thus private donations will be used for that purpose. Roberts also explained that this plan was being shared for informational purposes only as this property is not within the Village's Historic District. Roberts noted that this would be one of the properties that the Historic Study Committee would be requesting be added to the district in the upcoming review.

B. Report on Historic Study Committee Progress, Burger Barn.

Roberts reported that the most recent report on the status of the barn has been circulated. That report will be used by the Historic Study Committee which will then, by following the Village Ordinances, allow that property to be protected and included in the revised Historic District of the Village. Roberts stated that he needs to return to the Village Council for permission to conduct further research on other properties that may also need to be included in the district, most notable being the Kreger House and out buildings. Several other properties were discussed for their possible inclusion in the Historic District.

C. Franklin Grill & Tavern Accessory Building Reconstruction.

This item was not discussed, and will be addressed at a later meeting.

VIII. ADJOURNMENT

Motion by Keais supported by Brassfield to adjourn the meeting.

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

Nays: None

Absent: Timmis

There being no further business, the meeting adjourned at 8:20 PM.

Respectfully submitted,

Eileen H. Pulker, Clerk