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**Village of Franklin
Historic District Study Committee
Meeting
Monday, October 30, 2017 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 Study Committee was called to order by Gary Roberts, Chairman, at the Franklin Village Hall – Broughton House, 32325 Franklin Road, Franklin, Michigan at 7:00P.M.

II. ROLL CALL

Present: Amanda Davis, Historic Preservation Consultant; Historic District Commission, Eileen Harryvan, Gary Roberts; Historic Society, Nena Downing
Absent: Fred Gallasch
Also Present: Eileen Pulker, Village Clerk

III. ADOPTION OF AGENDA

**Motion by Harryvan, seconded by Downing to approve the agenda as presented.
Motion was approved unanimously.**

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of August 29, 2017.

**Motion by Harryvan, seconded by Downing to approve the minutes of the Regular Meeting of August 29, 2017 as presented.
Motion was approved unanimously.**

Roberts explained the purpose of the Public Hearing and detailed the process to establish a non-contiguous addition to the Historic District according to Chapter 1230.09 (Establishment, modification or elimination of a Historic District) of the Codified Ordinances of Franklin, Michigan. He further explained that the Village Council had appointed a sub-committee with the charge of evaluating, preparing, and submitting a final report to them regarding the Burger Family Barn along with a determination and its recommendation and, if any, the recommendation of the Village Planning Commission. He introduced the participants of the Historic District Study Committee who were sitting at the dais and their affiliations: Amanda Davis – Village Preservation Consultant, Eileen Harryvan–Member of the Historic District Commission, Nena Downing – Board Member of the Franklin Historic Society, himself – Chairman of the Historic District Commission. Council Member Fred Gallasch was not present.

Davis provided a summary of her draft report which was received by the Village on August 29, 2017 and included a brief history and current events centered on the barn, plus an evaluation by

Dean Sutton, an expert in historic barn evaluation and restoration and owner of JDS Historical Preservation and Restoration. Davis concluded her remarks by noting that in October 2016 the Historic District Commission had recommended denial of an Application for Demolition of the barn, which was subsequently denied by the Village Council. A Study Committee was formed to further explore the barn. As a result, the committee felt that for the benefit of Franklin it should be restored and preserved and to add the Burger Barn to the Local Historic District as a contributing resource. The members of the Historic District Study Committee were in support of the conclusion.

Roberts outlined the process of the Public Hearing and explained that the purpose of the meeting was to receive comment and information from the public and that the committee would not engage in debate at the meeting. All comments would be on tape and part of the official record and would be incorporated into the final report.

V. PUBLIC HEARING – TO RECEIVE CITIZEN INPUT REGARDING THE PROPOSED ESTABLISHMENT OF A NON-CONTIGUOUS ADDITION TO THE HISTORIC DISTRICT TO ADD THE BARN LOCATED IN THE COMMON AREA OF FRANKLIN FARMS CONDOMINIUM ASSOCIATION.

Roberts opened the Public Hearing for public comments at 7:11 P.M.

Roberts read into the record several emails, the first being from Sally Burger, the daughter of Dr. and Mrs. Burger, who lived on the property for many years. She stated that she was in favor of preserving the barn since it was standing before her family bought the property in 1957 and that she felt the barn was part of Franklin's history. She provided personal recollections of the many different animals housed in the barn and her related chores. She made note that Franklin Village neighborhood kids were always there to enjoy and interact with the animals as well. She added that the barn was the center for inviting experiences for many children to come and enjoy. She concluded by stating that the red barn is an important part of the Franklin Village heritage. The email was dated February 10, 2017.

The second email was from Bill Finnicum, architect and resident of Franklin, and was engaged by the Franklin Corporation to do the land planning on the property, site of the condominium. He stated that he did not recall if a commitment to preserve the barn was a condition for a site plan approval or a condition of the Master Deed but his planning efforts intended to preserve it.

Jeff Kopelman, Oakleaf Lane, resident and President of Main Street Bank, which is directly across Telegraph Road, stated that he was in support of the preservation. He recently had a conversation with the developer, also a Franklin resident, who stated that it was the intention of the family to preserve the barn. Kopelman also stated that he was willing to discuss the parameters of a financial package. His bank was willing to help and if there was anything else he could do, to please contact him.

Yvonne Lake, Franklin Farms Drive, was not supportive and stated that preservation of the barn was not in the Master Deed for the Condominium Association. She questioned why when the

Historic District was established there had been no interest in the barn, noting that even when the Franklin Farms development was proposed, again the Village had no interest in insuring that the barn was maintained or preserved. She stated that these were two times the Village had opportunities to make the barn part of the historic area. The Association, as a unit has decided to remove the barn.

Kinneri Patel, Franklin Farms Drive, lives next to the barn and is interested in preserving and maintaining the barn.

Dave Bing, Franklin Farms Drive, lives in the second house built in the development. He stated that he was not opposed to the barn being preserved and maintained but he was concerned about the funding; at whose cost and how much per house.

Randy Brakeman, Wellington, has lived in the Village for over 40 years and noted that he served on the Planning Commission when this property was proposed as a site plan condominium. At the time they, both the sellers and developers, were talking about preserving the barn. The Planning Commission was not aware that any covenant was put into the Master Deed for the Condominium Association regarding the demolition of the barn. Brakeman added that in fact, the Commission never saw the Master Deed of the Condominium Association as it would have been completed after the Planning Commission had granted the approval for a condominium development on that particular site. He concluded stating that at the time the PC had very limited funds and did not have legal representation, so it did the best it could.

Bill Lamott, Scenic Drive, who lives in a non-contiguous historic house, provided some facts about the 40 or more barns within Franklin, half of which are within the Historic District. He opined that the barns are a huge factor in defining the Village's character. He addressed the topics of maintenance of an older barn like the one behind his house, the potential usage of such a barn as demonstrated and discussed in an article and pictures of one in rural Pennsylvania, and the financing of the barn of which the Patels have indicated a willingness to bear the maintenance cost.

David Apsey, Franklin Farms Drive, spoke on behalf of himself and Olga Wierszewski, both of whom were new owners having bought their house which had been the Burger house, in May. He stated that they were in favor of restoring the barn as well as the shed that was on their own property. He concluded stating that he strongly urged the restoration as it preserves the character of Franklin.

Mike Flevaris, Franklin Road, stated that he has lived in his house for 25 years and shared the personal details concerning his barn/garage which was built in the late 1800's and had been about to collapse when he purchased the property. He recognized its significance to the history and character of the Village, especially being in the center of town and decided that rather than tearing it down in favor of a new garage, he restored it. While scraping off all the paint on the addition to the barn he found the initials of its original owner, Fred German, and the year it was built "1919" which was written on the wall. He concluded acknowledging the financial concern of restoring the barn but added that he felt it was part of Franklin's history.

Roberts closed the Public Hearing at 7:27 P.M.

VI. NEW BUSINESS

A. Consider the Report Filed for the Non-Contiguous Addition to the Historic District to Add the Barn located in the Common Area of Franklin Farms Condominium Association and its' possible referral to the Village Council.

Roberts commented that the Study Committee's Final Report which will reflect all the testimonies made tonight will be sent to the Village Council. He summarized those comments.

Downing clarified with Brakeman and Pulker that all the minutes from those previous Planning Commission meetings were researched and there was no mention of the barn specifically. Roberts stated that it was important to note that both Finnicum as the Land Planner and Brakeman as a Planning Commissioner recollect that a commitment had been made at the time. Roberts also recommended that in addition to the public comments that some of the photos be updated for the Study which would be sent to the Village Council.

VI. PUBLIC COMMENTS

Yvonne Lake commented that one homeowner who expressed his opinion was, in fact, not part of the Condominium Association even though the home was located within the development. Olga Wierszewski clarified that she and her husband, David Apsey, lived in the former Burger home which is the furthest home in the development and faces the barn. Wierszewski stated that it is their intention to restore the shed because it is on their property and that she and her husband support the restoration of the barn. Downing inquired about the difference of being "a neighbor" and part of the Association. Wierszewski explained that the only difference is they do not pay any association dues. She added that there are three (3) properties which were included on the street in the development but forever and always do not pay the association dues. Roberts further clarified that because of this situation those families do not have a vote on the Association matters.

Roberts outlined the next step in the process which would be to direct the consultant to amend her report to incorporate all of tonight's comments and provide it for the Committee to review and finalize, and ultimately submit said report to the Village Council.

Motion by Downing, seconded by Harryvan to direct the consultant to amend and finalize her report which will contain the public comments made at the Public Hearing. This report will be an accurate reflection of the meeting with the understanding that the conclusion of the Historic District Study Committee will remain the same; that being that the barn should be preserved and included in the Historic District. This report, upon approval by the Committee, will be forwarded to the Village Council.

Ayes: Davis, Downing, Harryvan, Roberts
Nays: None
Absent: Gallasch
Motion carried.

Roberts clarified for Bing that the Association owns the barn and the Historic District's interest is the exterior image of the barn, not the interior design or use.

VIII. ADJOURNMENT

Motion by Roberts to adjourn the meeting.

Motion was approved unanimously.

There being no further business, the meeting was adjourned at 7:40 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk