

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
Minutes of Meeting
March 17, 2010**

I. CALL TO ORDER

The regular meeting of the Village of Franklin Planning Commission was called to order by Chairman Pamela Hansen at the Franklin Village Office Building, 32325 Franklin Road, Franklin, Michigan, at 7:30 P.M.

II. ROLL CALL

Present: Al Beke, Calvin Cupidore, Connie Ettinger (left at 9:30), David Goldberg, Pam Hansen, Mary Hepler (arrived at 7:42), Joe Roisman
Absent: Brian Hughes, Dean Moenck (all excused)
Also Present: Village Planning Consultant Christopher Doozan-McKenna and Associates, Village Administrator Jon Stoppels, Village Clerk Eileen Pulker

Hansen formally welcomed Cupidore to the Commission and noted that he has taken the oath of office and attended an orientation meeting. Cupidore advised that the orientation meeting was thorough and informative and acknowledged that he is looking forward to serving on the Commission because it meshes well with his personal theme of community involvement and its pursuits relative to management of land uses and zoning matters align well with his background. Hansen noted that there is a vacancy on the Commission due to Hughes stepping down due to increased work demands, suggested that Hughes remain on the roster until the vacancy is filled, and advised that she is looking for assistance in locating Villagers wishing to serve on the Commission. She further noted that all Villagers would be considered but appointing someone from an underrepresented geographical section of the Village would be best. Discussion ensued regarding vacancy.

III. ADOPTION OF AGENDA

Motion by Beke supported by Roisman to approve the agenda as submitted.

Ayes: Beke, Cupidore, Ettinger, Goldberg, Hansen, Roisman

Absent: Hepler, Hughes, Moenck

Nays: None

Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of January 20, 2010

Hansen noted that Beke was excused.

Motion by Ettinger supported by Roisman to approve the minutes for the regular meeting of January 20, 2010, as corrected.

Ayes: Beke, Cupidore, Ettinger, Goldberg, Hansen, Roisman

Absent: Hepler, Hughes, Moenck

Nays: None

Motion carried.

V. COUNCIL LIAISON REPORT

Stoppels noted that Council reviewed and discussed the proposed 2 year budget, adopted the Sign Ordinance, and considered for 1st reading the Site Plan Review Ordinance. Continuing, Stoppels advised that the Villages bond rating is AA+ and noted this is unusual for a small community and is reflective of the success of the Village's governmental activities as well as its strong valuations and provided an update as to the recent incident at Huda School. Discussion ensued regarding Huda School incident with it being noted that the Village and the School handled the situation well, special land use considerations and Huda School with Hansen suggesting that the determination whether a special land use permit is needed should be made as soon as possible, and construction work near Roisman's residence on Sunday morning with Stoppels advising that he will look into the matter.

A. Main Street Franklin (MSF) Program Update

Stoppels reviewed the highlights of Delbridge's submitted report noting that a newsletter is in the works and noted the new downtown businesses, memberships to Chamber of Commerce are increasing, ice cream/coffee shop will be open soon, and opined that in general there appears to be a sense of excitement and enthusiasm in the downtown due to Main Street.

1. Design Committee Update – Sign Design

Hansen noted that she was expecting some information from Pat Burke relative to the Sign Ordinance but she is out of town and inquired as to when the Ordinance takes effect with Pulker advising that it is effective on March 28, 2010, 20 days after the Council Meeting at which it was approved.

VI. BUDGET EXPENDITURE REPORT

Hansen noted that the Commission is closing in on the end of the year.

VII. PUBLIC COMMENTS

Jim Kochensparger, 30670 Kirk Lane, provided a brief overview of landscaping improvements he is considering for his restaurant and noted he is on HDC's agenda for next month. Discussion ensued regarding fence, site plan, outdoor dining, material, lighting, and signage with it being suggested that Kochensparger review the fence ordinance and use and with Kochensparger advising that at this time there is no intent to add signage.

VIII. PUBLIC HEARING

A. Recommended Revisions to Address Solar and Wind Facilities

Hansen opened the Public Hearing at 8:03 and closed the Public Hearing at 8:03, as no public was present and no comments were made.

IX. UNFINISHED BUSINESS

A. Consider Recommended Revisions to Address Solar and Wind Facilities

Doozan provided a brief overview of the topic and proposed revisions and noted that the Commission previously decided not to pursue specific alternative energy regulations in a major way and opted to consider revisions which would indicate support of these types of facilities but which would also give the Village discretion regarding permitting a particular facility. Discussion ensued regarding height, desire not to regulate rapidly changing technology, need for consideration of proposed facilities to be objective, revisions looking to the future not spurred by any current specific concern, and time limit on approvals.

Motion by Beke supported by Hepler to refer to Council the revisions to address solar and wind facilities as submitted with recommendation for approval.

Ayes: Beke, Cupidore, Ettinger, Goldberg, Hansen, Hepler, Roisman

Absent: Hughes, Moenck

Nays: None

Motion carried.

Hepler inquired how the rationale would be communicated to Council with Stoppels advising he has already briefed Council on the concepts and that he would provide a cover letter when introduced for 1st and 2nd reading and with Hansen advising that she would also be present.

B. 2006 Master Plan Implementation Plan

Hansen suggested this discussion be held during the budget discussion under Agenda item X (B) and requested an update on the website. Pulker advised that a soft launch is being hosted on jeffpulker.com/franklin, suggested that Commissioners review and provide feedback, noted a live launch will be in a few weeks, and reviewed the highlights of the website. Discussion ensued with Hansen requesting Pulker to provide a link to the Commissioners for review/feedback and advised that she has committed to writing a monthly article regarding the Commission and outlined her intentions. Discussion ensued regarding the new uniform look and feel, benefit of article, and photos of

Commissioners/Government officials with the consensus being for Commissioners to provide color head shots prior to the next meeting.

X. NEW BUSINESS

A. Green Initiatives

Hansen noted that Hughes had previously transmitted a link to Farmington's green initiative portion of its website, commented that there is growing interest for communities to adopt policies that are environmentally conscious and to bundle those initiatives into a green brand, and requested input as to direction.

Doozan provided a brief overview and noted that communities all across the country are exploring this topic and provided an overview of a means for the Village to incorporate Green Initiatives which would be based on data received from Villagers from a survey possibly published in the Quorum. He further noted that the community survey would benchmark relevant data and provide an understanding of where Villagers sit on certain criteria such as water resources, natural resources, use of electricity, waste disposal, age of homes, types of appliances, water usage, etc.

Discussion ensued regarding focus, cost, time estimate, education, budget constraints, website, outside sources for funding and information, operational implications, ethical concerns relative to policy issues, and benefit to the Village of the initiative with Doozan advising that the Village would benefit in 3 areas: 1) Broad long-term focus; 2) Plan which ties specific elements into one big picture; and 3) education.

B. Village Council Special Budget Workshop, March 31, 2010, 7:00 P.M.

Stoppels provided an update as to budget considerations and invited the Commission to a Council Budget Workshop scheduled for March 31, 2010, at 7:00 p.m.

Hansen referred to the Master Plan Implementation Update which was last reviewed in the Fall of 2009 and Master Plan Implementation which is a listing of potential priorities in the upcoming year, noted that both have relevance to budget considerations, provided a brief overview of the Commission's budget, explained the addition of the color-coded column on the Update as being a tool to provide clarity and accountability and led a review of the documents as follows:

- Develop Design Guidelines for property owners in maintaining their properties to protect natural resources: Blue – no action to date.
- Pursue land conservancies and donation of land to augment open spaces: Blue – no action to date, with the consensus being that this is the appropriate tool.
- Review zoning ordinances for compatibility with Master Plan: Changed to green – based on updating key ordinances and zoning ordinance technical review.
- Create Master Landscape and Recreation plans with guidelines for maintaining rural character throughout the Village: Blue – put on hold.
- Ensure Planning Commissioners have training in land use, planning and zoning: Yellow – no requests for reimbursement for online courses, with it being noted that in addition to new member orientation meetings an alternative energy (windmills) educational meeting was held, with the consensus being to keep item flagged as yellow and a reminder to utilize the online state/county training.
- Construct pathways throughout the Village and safe pedestrian crossings: Green – placed on ballot, not approved.
- Implement methods to limit speeds on Village roadways: Yellow; however radar speed sign has been repaired and upgraded. Discussion ensued regarding Telegraph Road construction project and impact on Village roadways and funding constraints for road projects.
- Update Web Site: Green – in process.

Hansen reviewed the listing of potential Commission priorities in the upcoming year as follows:

- Kreger House Special Land Use: No budget implications.

- Green Movement, Sustainability: Express interest in pursuing and projected costs. Discussion ensued regarding means of reducing survey costs.
- Huda School Site Plan Review: Potential for site plan review; no budget implications as applicant bears costs for consultant fees incurred.
- Protecting the Village's Residential Borders: Discussion ensued regarding the pros and cons of and potential actions the Village could pursue to support this goal, governmental limitations, development of a plan to show that residential development is a viable use ("plan"), plan is preemptive, cost, benefit of land conservancies, suggestion to use graduate students to assist with plan, benefit of contacting property owners to determine their interest in participating in the plan, with Lamott and Kochensparger noting the benefits of a plan.
- Identify Land Acquisition Mechanisms: Promote land conservancies, utilize an estate attorney to develop a concept outlining the benefit of conservancies to the Village and property owners.
- Web Site: In process with no budget implications, service is being donated.
- Corridor Improvement Authority (CIA): Discussion ensued regarding the pros and cons of establishing a CIA, timing, and Council concerns.
- Unified Sign System (3 steps): Doozan outlined a 3 step process – conceptual framework, establishing nomenclature, and sign prototypes.

Discussion ensued regarding goal implementation and budget concerns with the consensus being to document projected costs, focus on 2-3 goals, and advise Council as to projected impact on goal implementation under the projected level of funding, advocate for the CIA, and note additional progress that could be made if funding were increased with Hansen offering to expand the discussion and present to Council at the Budget Workshop with suggestions made to include an introduction linking goals to Master Plan, further develop numbers, note benefit of working on initial components of Unified Sign System, incorporation of elements (updated) of past presentation to Council. Lamott advised that HDC is doing a training session at their May 4, 2010 meeting on the historic district which is open to all Villagers, and noted the Commission could do something similar regarding education.

XI. UPCOMING MEETING DATES

A. Next Regular Meeting Date: April 21, 2010, 7:30 P.M.

XII. ADJOURNMENT

Motion by Goldberg supported by Beke to adjourn the meeting.

Ayes: Beke, Cupidore, Goldberg, Hansen, Hepler, Roisman

Absent: Ettinger, Hughes, Moenck

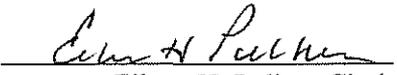
Nays: None

Motion carried.

There being no further business, the meeting adjourned at 9:37 P.M.

Respectfully submitted,

Lori D. Rich, Recording Secretary



Eileen H. Pulker, Clerk

TO DO LIST

March 17, 2010 Planning Commission Meeting

1. January 20, 2010 Minutes:

- a. Beke excused.

2. Huda School :

- a. Staff to determine if special land use is required as soon as possible.

3. Construction near Roisman's residence:

- ~~a. Stoppels to talk to Chief Browne and look into the matter.~~

4. Revisions to address Wind and Solar Facilities:

- a. Forward to Council with recommendation for approval.
- b. Hansen - attend Council meeting.

5. Website:

- a. Pulker to forward link to Commissioners link to soft launch.
- b. Commissioners provide feedback to Pulker/Hansen.
- c. Commissioners provide color head shot to Pulker prior to next meeting.

6. Budget Workshop:

- a. Hansen to develop ideas, update numbers, update previous presentation, and present to Council at Budget Workshop.