

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
Minutes of Meeting
April 21, 2010**

Prior to the meeting, the Oath of Office was administered to Mike Heisel by Clerk Pulker.

I. MEETING CALLED TO ORDER

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

II. ROLL CALL

Present: Al Beke, Mike Heisel, Dean Moenck, Pam Hansen, Mary Hepler, David Goldberg, Calvin Cupidore
Absent: Connie Ettinger, Joe Roisman (all excused)
Also Present: Village Planning Consultant Chris Doozan, Village Administrator Jon Stoppels, Village Clerk Eileen Pulker

III. ADOPTION OF AGENDA

Motion by Beke and supported by Cupidore to approve the agenda as submitted.

Ayes: Beke, Heisel, Moenck, Hansen, Hepler, Goldberg, Cupidore

Nays: None

Absent: Ettinger, Roisman

Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of March 17, 2010

Motion by Hepler and supported by Cupidore to approve the minutes of the regular meeting of March 17, 2010.

Ayes: Beke, Hansen, Hepler, Goldberg, Cupidore

Nays: None

Abstain: Moenck, Heisel

Absent: Ettinger, Roisman

Motion carried.

V. COUNCIL LIAISON REPORT

Stoppels reported that the Village Council accepted the resignation of Alan Harnisch and is now considering applications to fill the vacant seat for the remainder of his term. According to the ordinances of the Charter, the position needs to be filled within 30 days of an accepted resignation, which will occur at the May 10, 2010 Village Council meeting.

The Council turned down an appeal by Mr. McNeal, 30355 Rosemond. His request was in opposition to staff's opposition of the cutting down of trees without a permit in anticipation of building a new house on the property. He now has an opportunity to apply for a variance.

There was a discussion concerning the enforcement of the tree ordinance in regards to accountability. Hansen suggested the PC re-visit this ordinance later in the meeting under item, **X. A. Tree Ordinance Revisions.**

Council approved two (2) outdoor dining permits: Farmhouse Coffee and Ice Cream Shop and the Franklin Grill. Hansen questioned if it had been determined if the Grill project needed to come back to the PC for a site plan review. Stoppels said that he would ask Dinnan to submit a list of reasons why it did not have to come before the PC.

Council discussed a five-year extension of the Intergovernmental Agreement between Bingham Farms and Franklin for police services.

There was a second reading and adoption of the Site Plan Ordinance with the revisions. There was a first reading of the newly revised Tree Ordinance and a first reading of the Solar and Wind Ordinance.

Moenck asked for an overview of the budget planning session. Stoppels explained the concept of the "Rolling 2 Year Budget" or "Working Budget", along with current key budget cuts. He provided some to the detail in the report he had prepared for the Council identifying new funding sources, as well as, some options for cuts if needed in the coming years.

Hansen asked if there had been any additions, revisions, discussions, or reactions to the progress report of the Master Plan that PC had sent. Stoppels complimented Goldberg on the report he presented.

A. Main Street Franklin (MSF) Program Update.

Stoppels noted the monthly report that Delbridge, Main Street Director, had prepared. Members from the National Trust Resource Team and officials from Oakland County visited Franklin April 12-15 during which they met with Board Members, Committee members, Business people, and local residents to assess the needs of the community and make recommendations. A report will be provided within 6-8 weeks.

In summation, the Team liked the direction the village was headed in terms of historic preservation. There were concerns about the parking situation and the amount of downtown office space on the first floor. If the offices could move to the second floor, the first floor could be opened up as retail space. The Team was also concerned that the surveys taken by the merchants indicated that only 10% of the Franklin residents shop in the downtown area. The Team discussed different ways of attracting more people. They were impressed by all the events that are currently being held downtown and the possibility of scheduling more.

VI. BUDGET EXPENDITURE REPORT

The budget report will be emailed to the PC members.

VII. PUBLIC COMMENTS

None

VIII. UNFINISHED BUSINESS

A. 2006 Master Plan Implementation Plan

Goldberg, who presented the Plan to the Village Council, had a few things to add to Stoppels' report. The Council asked him to prioritize the five most important things the PC would like to do with its budgeted \$11,000. Goldberg explained that the two most important issues were the proposed pathways and the protection of the perimeter.

B. Green Initiatives

Hansen mentioned that Lillian Dean from SOCRA was featured in the Life Section of the Free Press for all the work she has been doing with the communities. Unfortunately, Franklin was not mentioned but at least there is attention in the media to communities that are taking initiatives to go "green".

Heisel emphasized that there was an opportunity for awareness and education in the Village. Hepler asked Doozan if there were grants available for such purposes. Hepler suggested that the PC explore the "Block Grants" that Doozan had mentioned. Doozan recommended that the PC start with a survey on the Village website. He had found an approach to write a survey that would be educational – 10 multiple choice questions with the answers at the end of the survey – with each answer providing a description of why it was the correct answer to the question.

Doozan suggested that the Block Grants would be very fruitful. In order to reduce the cost of preparing the grant, the PC could coordinate with the Village staff. Hepler suggested that the PC ask the Village Council if it wants to fund a grant application. Hansen volunteered to work with Doozan to prepare a cost proposal for the Council. Moenck added that the PC might want to talk with local schools (Oakland Univ., MSU, Eastern) and recruit some Urban Planning students for help.

IX. NEW BUSINESS

A. Consider Special Approval Use Application, 26225 Carol Ave. (Kreger House, Barn and Shed)

1. Verify Completeness of Application

Historic District Chairman and member of the Kreger Team Gary Roberts gave a current status report on the Kreger Project noting that the buildings are on their permanent foundations, and have come through their first freeze/thaw cycle almost unscathed. The mass grading of the property is completed. The Green Family has made a generous donation of almost all of the plumbing for the public toilet facility and the main house. The installation of the underground work and the conduit and electrical lines are also being laid in the newly dug trenches. The general drainage patterns are set. The seeding has been ordered. The fundraising efforts are underway and progressing. It is hoped that the public rest rooms will be opened this summer. The house is weather tight and secure. The mechanical and electrical systems are a priority. The furnace is to be reused but needs all new duct work. The air conditioning unit appears to be alright but it and everything else needs to be re-plumbed.

Including the Green Family donation, the project has spent about \$185,000 to date. The Main Street architect who was here for the Resource Team visitation was very complimentary in not only the scale and the juxtaposition of the facilities relative to the downtown but also the "green" initiative to re-use obsolete facilities. These comments will be in his report and the Kreger Team will use them for marketing purposes.

The PC asked Roberts to clarify information about the existing pump, well, and plans for the barn (the 3rd priority, 2nd priority being the house, and the 1st priority being the toilet facility).

The question of the management of the buildings was raised by Hansen. Roberts explained that the Council had a motion to accept the facilities. In the discussion of that motion it was noted that they needed to be administered as any other Village building. In addition to this, the Kreger Team would like to have direct input from the PC about establishing an Advisory Board comprised of members from many community entities, such as Historic Commission and Planning Commission, and empowered by the Council to oversee the long term administration of the facilities as to the ongoing uses.

Hansen queried who would be using the facilities? Roberts reminded the PC that this project was never conceived as a commercial real estate deal, in the rental aspect of it. The real objective is that these buildings would be "home" for all 22 volunteer organizations that are in Franklin, and serve as a community center, which the Village has not had since the 1970's.

The use of the house would be for small gatherings with 25 people being the maximum capacity. The Village space would be on the 2nd storey which is small and compares to what Stoppels has in the Village Hall.

Hepler asked Doozan if the application was complete. Doozan replied that according to 1268.22 the plans are missing minor points: the distances between the buildings, the setbacks from the lot lines, the location of building entrances and loading points. The more complicated features that are missing are the architectural sketches, building heights, and other features of the developments, floor plans and other requirements of the Planning Commission. There were items from a December 2008 PC meeting that were dismissed because the planning wasn't far enough along. They included improved exterior lighting, signage and utility connections.

Hepler stated her concern that the PC has had other applications for special land use come before them in the past and they were insistent that details be provided. She didn't think that the PC can or should deviate from that requirement. Roberts wanted to remind the PC that all the plans, the dimensional lines, etc. had been previously submitted for building permits. Hepler and Moenck were looking for more defined uses. Doozan reminded the PC that a parking variance had been previously approved. Discussion ensued regarding regulations for public land use in the Village, noting that permits are required for special events of all kinds.

2. Schedule Possible Public Hearing

Roberts opined that it sounded like the PC needed a written narrative to clarify the room size and potential population and users. He could prepare a memorandum that describes those

facts for the public record. The PC then could schedule a Public Hearing, subject to the entering of it into the record at the Public Hearing.

Hepler stated that she still preferred a more complete application and PC review of it before a Public Hearing was scheduled. Hansen asked Roberts if there would be any problems if a vote to schedule a Public Meeting were deferred. Roberts replied that there might be in regards to fundraising. He has had inquiries about having the necessary approvals. Thus, he stated the need for the project to continue to move along. Hansen said that she would like to avoid delaying this matter. She continued by saying that she would like to direct Doozan to go through his normal process and evaluate the application against the criteria that is required. Then Doozan, Roberts, and Lamott should meet, address the missing items, complete the application, and schedule a Public Hearing immediately before the next PC meeting.

A discussion ensued regarding various deadline and public hearing requirements. Some Commissioners were concerned that the May 5 deadline for a complete application and May 19 Public Hearing would not afford the PC the opportunity to ask questions of the applicant. Several Commissioners saw no reason to rush to judgment of the completeness of the application. The PC would not be defeating anything if it asked that a complete package be brought to the May meeting and a Public Hearing was scheduled for June.

Motion by Moenck, supported by Cupidore to schedule a Public Hearing before the next PC meeting on May 19, 2010 contingent upon the acceptance of the Special Land Use application by May 5, 2010. The Public Hearing would be cancelled if all the documentation was not in order.

Ayes: Moenck, Cupidore, Goldberg, Hansen

Nays: Hepler, Heisel, Beke

Absent: Ettinger, Roisman

Motion carried.

Hansen appointed a sub-committee of Goldberg and Moenck to work with Doozan, Roberts, and possibly, Lamott.

X. DISCUSSION ITEM
A. Tree Ordinance Revisions

Doozan presented John Staran's revised version of the proposed Tree Management ordinance. Staran has inserted a section (1232.06) authorizing Variances similar to the authorization in existing chapter 1232 that was left out of the Planning Commission's draft of the proposed new Tree Management ordinance. It was explained that as the Tree management Ordinance was not a part of the Village Zoning Ordinance, the Zoning Board of Appeals would not hear any such appeals.

Doozan also said that section (1232.99 b-e) was added. There was a discussion about substituting the word "shall" in (d) and (e) for the word "may".

Motion by Moenck, supported by Heisel to accept the Council language of section 1232.06 Variance and that the PC recommend to Council to change the word "may" in section 1232.99 (d) and (e) to read "shall".

There was further discussion about the enforcement of the Ordinance.

Ayes: Moenck, Cupidore, Hepler, Hansen, Goldberg, Heisel, Beke
Nays: None
Absent: Ettinger, Roisman
Motion carried.

XI. UPCOMING MEETING DATES

A. Next Regular Meeting Date: May 19, 2010, 7:30 P.M.

XII. ADJOURNMENT

Motion by Beke, supported by Goldberg to adjourn the meeting.

Ayes: Beke, Moenck, Cupidore, Hepler, Hansen, Goldberg, Heisel
Nays: None
Absent: Ettinger, Roisman
Motion carried.

There being no further business, the meeting was adjourned at 9:30 P.M.

Respectfully submitted,

Gail Beke