

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
Minutes of Meeting
April 20, 2011**

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, Connie Ettinger, David Goldberg, Pam Hansen, Mike Heisel, Mary Hepler, Dean Moenck,

Absent: Calvin Cupidore (excused), Joe Roisman

Also Present: Planning Consultant Christopher Doozan-McKenna and Associates, Clerk Eileen Pulker

III. ADOPTION OF AGENDA

Motion by Beke supported by Hepler to approve the agenda as revised.

Discussion ensued regarding the agenda with the consensus being to delete the Village Parking Subcommittee discussion and Hansen to provide a brief Main Street report.

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

Nays: None

Absent: Cupidore, Roisman

Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of February 16, 2011

Motion by Hepler supported by Beke to approve the minutes for the regular meeting of February 16, 2011, as revised.

It was noted that "provide" should be "provided" in the first sentence in Section V. Hepler requested that Section F be expanded to include her suggestion the Village could benefit by designating an area in the Village in which a well-protected, regulated, and licensed growth facility could operate.

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

Nays: None

Absent: Cupidore, Roisman

Motion carried.

V. COUNCIL LIAISON REPORT

Hansen referred to Amy's submitted report in her absence and noted that Pulker is here to answer questions on Sullivan's behalf. Moenck inquired as to the status of the cell tower application with Lamott advising it is on hold. Discussion ensued regarding the Wireless Review Agreement with Pulker advising the Village will enter into the agreement with no expenditures until an application is received.

Commissioners discussed Huda School – site plan, traffic study, and correspondence from community members relative to Huda School (Felicia and Imre Molnar correspondence to Franklin Leaders dated 2/19/2011 and Bill Finnicum e-mail to Administration dated 2/21/2011) with Pulker advising no site plan revisions have been filed and Council approved the professional traffic study. Commissioners noted the letters from community members were reviewed and appreciated.

VI. BUDGET EXPENDITURE REPORT

A. Budget Update

Hansen noted the Commission is two months away from the end of the current fiscal year and provided an overview of the budget. Discussion ensued regarding the submitted amended budget, previous discussions relative to funding the parking study which included the potential for other impacted boards/commissions to contribute towards the study to alleviate the potential for it to cause a budget shortfall, status of charette, McKenna's time allocated to the charette, clerical costs, and McKenna's fees, with it being noted that while a few line items were transferred out of the budget (Mike Barger; publications) it appears funding for the parking study will result in expenditures exceeding revenue, there is no scheduled time-frame for the charette, and with Pulker advising the submitted amended budget includes funds allocated by Council via formal budget amendments. Regarding next year's budget, Hansen noted there is an informal request to look at residential zoning in the area along Telegraph and provided a brief overview of her request to Council regarding next year's budget allocation. Budgeting strategies were discussed as follows: 1) advise Council that due to financial constraints there is a limit to what the Commission can do and funds will need to be allocated for additional projects; 2) Review allocations in current budget to ensure accuracy and alignment with expectations; 3) Stay the course with McKenna's fee structure (Moenck suggested revisiting as it is too high a percentage of the Commission's budget); 4) amend ordinance regarding scheduling of Commission meetings to require the legal minimum of four meetings a year yet retain the ability to schedule additional meetings if there is business to conduct with Doozan proposing language as follows: "The Planning Commission shall hold one regular meeting in each month, unless there is no business to transact, but in no case shall there be less than four (4) regular Commission meetings per year".

Motion by Ettinger supported by Hepler to schedule a public hearing to amend the ordinance regarding scheduling of Commission meetings to require the Commission to meet monthly unless there is no business to transact with a minimum of four (4) meetings per year.

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

Nays: None

Absent: Cupidore, Roisman

Motion carried.

VII. PUBLIC COMMENTS

None.

VIII. UNFINISHED BUSINESS

A. To Do List Items Report

Hansen led the Commission on a review of the To Do List with it being noted Huda School should remain on the List (discussion ensued regarding the traffic study with Hansen providing an overview of the intent/need for the study and the rationale behind informal meetings with an applicant, HDC and PC input); Projected Expenditures can be eliminated; add to budget considerations review of current financials including parking study proposal and clerical costs and transmit to Commissioners before the next meeting; move Parking Study to next meeting agenda with the goal of Council consideration of PC's recommendation in June; add Medical Marihuana to next agenda. Discussion ensued regarding parking study (charette on indefinite hold due to funding concerns internal to the design committee), Doozan expanding the material provided by MSOC, logistics of inclusion of Main Street up to Cupidore, benefit of this study as opposed to previous studies, timing of recommendation, and funding, with Hansen providing an overview of tasks relative to this assignment and noting the goal was to ensure PC's deliverables were independent of the charette,

B. Main Street Report

Hansen addressed under To Do List comments and further noted that funding is an additional concern.

C. Medical Marihuana Facilities Regulations Discussion

Goldberg provided a brief review and update, noting the Commission had reached a general consensus to utilize the Village's zoning and police powers to control the effects of medical marihuana in the Village by enabling qualified patients to grow marihuana in their own home for their own use which would

essentially prohibit caregivers, dispensaries, and growth facilities as those have a business/commercial component ("Consensus"). Goldberg advised he had discussed this Consensus with the Village Attorney and it is felt under the Village's zoning/police powers this is possible as it has a specific purpose and has a health, safety and welfare analysis behind it, provided a brief update as to how other communities are dealing with this issue and legal concerns, and advised the Commission has two options: 1) extend the moratorium or 2) Formalize a recommendation to Council based on the Consensus. Discussion ensued regarding prior discussions, approaches utilized or being considered by other communities, Hepler's suggestion to enable and regulate caregivers in a commercial location in the Village, whether permit(s) would be required, the challenges/benefits associated with requiring building permit for home modifications and/or requiring a permit enabling the qualified patient to grow marihuana in their home for their own use as considered in the Consensus, and clarifying the patient/caregiver must be the principal resident or Leaseholder with Hepler noting the benefit of requiring the use permit, and timing/format of recommendation with Goldberg agreeing to draft for the May meeting an outline of the Commission's recommendation to Council and how it arrived at that recommendation which also points out additional questions/concerns for Council's .

Moenck provided an overview of Kochensparger's suggestion for the Village to assist with developing "green" (higher density, green buffers, etc.) residential development tools for the properties along Telegraph Road noting this type of consideration is suited for a PUD and opined that a funding analysis should be done as the Village should not be spending dollars to design something for someone else

IX. UPCOMING MEETING DATES

A. Next Regular Meeting Date: May 18, 2011, 7:30 P.M.

X. ADJOURNMENT

Motion by Moenck supported by Hepler to adjourn the meeting.

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

Nays: None

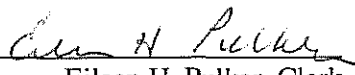
Absent: Cupidore, Roisman

Motion carried.

There being no further business, the meeting adjourned at 9:25 P.M.

Respectfully submitted,

Lori D. Rich, Recording Secretary


Eileen H. Pulker, Clerk

TO DO LIST

April 20, 2011 Planning Commission Meeting

1. February 16, 2011 Minutes:

- a. Section V (provide should be provided in the first sentence).
- b. Expand comments in Section F to include Hepler's suggestion.

2. Budget:

- a. Review current financials, clerical costs, parking study proposal.
- b. Transmit updated budget to Commissioners before next meeting.

- c. Advise Council additional funds will need to be allocated if Council assigns additional projects.
- 3. Commission Required Meetings:**
 - a. Add as discussion item at May meeting.
 - b. Fine tune language for amendment.
 - c. Schedule Public Hearing on Ordinance amendment for May Meeting.
- 4. Huda School Parking Lot Improvements Proposal:**
 - a. Add to May agenda.
- 5. Parking Study:**
 - a. Review data at May meeting and aim for recommendation at Council's June meeting.
- 6. Medical Marihuana:**
 - a. Goldberg to prepare draft term sheet.
- 7. 1st Floor Retail Ordinance**
 - a. Add to May agenda.
 - b. ERC provide additional information as to what other Main Street Communities are doing and return to PC.