

**VILLAGE OF FRANKLIN  
PLANNING COMMISSION  
Minutes of Meeting  
November 14, 2012**

**I. MEETING CALLED TO ORDER**

The regular meeting of the Village of Franklin Planning Commission was called to order by Chair David Goldberg at the Franklin Village Hall, 32325 Franklin Road, Franklin, MI, at 7:30 P.M.

**II. ROLL CALL**

Present: Al Beke, Karen Couf-Cohen, Calvin Cupidore, David Goldberg, Peter Halick, Mike Heisel, Dean Moenck

Absent: Mary Hepler, Connie Ettinger (both excused)

Also Present: Planning Consultant, Christopher Doozan, McKenna and Associates, Village Administrator, Amy Sullivan, Village Clerk, Eileen Pulker

**III. ADOPTION OF AGENDA**

**Motion by Heisel supported by Cupidore to approve the Agenda as revised.**

Commissioners discussed how and when notice was provided to the public regarding the public hearing on parking requirements with Sullivan advising that the initial agenda item for the barn rezoning included four (4) different ordinance changes. The PC had made a motion to set a public hearing to consider all four (4) proposed changes but, the parking issue was accidentally not provided in the official public notice, so this component is being considered at a separate public hearing with notice provided to the public accordingly (no individual notices are required). Discussion ensued as to the benefit of rescheduling the public hearing so the public hearing is held at the meeting immediately following the scheduling of the hearing with the consensus being to remove the public hearing on the parking requirements (Public Hearing, agenda item B) from the agenda, remove that discussion item (Unfinished Business, agenda item B) from the agenda, and add scheduling of a public hearing on the parking requirements as New Business, agenda item B. Discussion ensued regarding the collective parking provisions of the zoning ordinance. Goldberg requested a discussion relative to appointing a liaison to Main Street Franklin be added as New Business, agenda item C.

**Ayes: Beke, Couf-Cohen, Cupidore, Goldberg, Halick, Heisel, Moenck**

**Nays: None**

**Absent: Hepler, Ettinger**

**Motion carried.**

**IV. ADOPTION OF MINUTES**

**A. Regular Meeting of September 19, 2012**

**Motion by Beke supported by Moenck to approve the minutes for the regular meeting of September 19, 2012 as submitted.**

Heisel inquired as to whether the normal process for listing roll call votes includes noting those absent with Clerk Pulker advising the roll call vote as included in the draft minutes follows the normal practice which reflects only those present at the meeting.

**Ayes: Beke, Couf-Cohen, Cupidore, Goldberg, Halick, Moenck**

**Nays: None**

**Abstain: Heisel**

**Absent: Hepler, Ettinger**

**Motion carried.**

**B. Regular Meeting of October 17, 2012**

**Motion by Moenck supported by Beke to approve the minutes for the regular meeting of October 17, 2012 as revised.**

Cupidore noted a typographical error under Agenda Item III – changing IX (E) to VIII (E). Heisel noted the tabulation of the e-mails/letters received needs to be corrected as it states “Thirty Seven (38)”.

**Ayes: Beke, Couf-Cohen, Cupidore, Goldberg, Halick, Heisel, Moenck**

**Nays: None**

**Absent: Hepler, Ettinger**

**Motion carried.**

**V. BUDGET EXPENDITURE REPORT**

**A. Budget Update**

Goldberg noted there will need to be a plan on addressing secretarial services costs as due to work load and public hearings, cancelling meetings is not possible.

**VI. PUBLIC COMMENTS**

Goldberg requested comments be held to non-agenda items only with comments on agenda items being addressed during an agenda item.

- **Eileen Harryvan, Vincennes**, noted the Main Street Board requested Goldberg as an individual, not in an official capacity, to serve on the Board with Goldberg noting his appreciation of the clarification and informing all that he has declined the invitation.

**VII. PUBLIC HEARING**

**A. Proposed Site Plan for the property located at 32740 Franklin Road (Rain Garden and Parking Lot Improvements)**

Chairman Goldberg opened the public hearing at 7:51 P.M. and requested Doozan to provide an update and then the Applicant. Doozan noted the Applicant is in the best position to describe the project and distributed to Commissioners McKenna correspondence dated November 14, 2012 regarding this matter.

- **Catherine Watkins, of Catherine Watkins Design, Ironwood Court, Northville**, noted she was asked to design a rain garden for the front of the Jones Building as part of its renovations and provided a review of those proposed renovations noting a rain garden filters, traps and retains first-flush runoff water into the soil, benefits the community in various ways, utilizes native plants, is low maintenance, creates a natural habitat for birds/butterflies and can positively impact property values. Watkins provided an overview of parking and sidewalk components noting cobble or rough stone pose problems for bikes, strollers, pedestrians, and snow removal and hand-picked boulders will be strategically placed along the perimeter in place of curbing to identify the space and deter parking. Discussion ensued regarding plant material.
- **Suzanne McClow, Franklin Road**, noted she has known Cathy for approximately 18 years when she did a plan for her garden and opined she will do a wonderful job for the Village.

Chairman Goldberg closed the public hearing at 8:02 P.M.

**VIII. NEW BUSINESS**

**A. Set Public Hearing to Consider an Ordinance to Amend Section 1268.29, Protective Screening of the Village of Franklin Ordinances, Chapter 1268, Supplementary Regulations.**

Goldberg provided a brief introduction referencing material provided by Sullivan and noting this issue was sent to the Commission from Council for consideration. Sullivan noted future material is anticipated to be a report from the Planning Consultant.

**Motion by Heisel supported by Couf-Cohen to schedule a public hearing for the December 12, 2012, meeting on an ordinance to amend Section 1268.29, Protective Screening of the Village of Franklin Ordinances, Chapter 1268 Supplementary Regulations.**

Commissioners discussed process in terms of what should come first – public input, Commission discussions, etc., with the benefits of having the majority of the information provided and considered prior to the scheduling of the public hearing noted. Moenck noted Sullivan’s memorandum is dated incorrectly and brought up a potential fencing conflict between this ordinance and the fence ordinance, with Doozan requested to review.

**Ayes: None**

**Nays: Beke, Couf-Cohen, Cupidore, Goldberg, Halick, Heisel, Moenck**

**Absent: Hepler, Ettinger**

**Motion failed.**

Goldberg advised this will be added to Unfinished Business on the December agenda noting at that meeting it is likely the Commission will also schedule a public hearing.

**B. Set Public Hearing to Consider an Ordinance to Amend Section 1272.01, Parking Requirements, of Chapter 1262, Off-Street Parking and Loading.**

Goldberg introduced this agenda item. Commissioners discussed parking standards in general and questioned why a standard is being created for this specific use and process. Doozan noted there is a need to review the chart in general and advised this use was not identified in the table. Sullivan advised to move this forward it is recommended this review be broken up into stand alone components considered one at a time, with this one being considered first, as there are uses that may be coming forward which will need clarification as to the parking requirements. Discussion ensued regarding whether there will be overlap on the items and the need to have an orderly process with the consensus being to consider one item, schedule the public hearing and then consider the next item at the next meeting, etc., until the matter has been fully reviewed. Commissioners discussed shared parking with it being noted this is an advantageous concept and the parking study had shared parking as a desirable Village objective with Doozan noting an ambitious shared parking program can reduce parking by 30%. Commissioners also noted similar advantages of cross access agreements. Discussion ensued regarding process with Goldberg noting while the Commission will review this issue via stand alone components, the Commission will make one recommendation to Council, encompassing all of their review.

**Motion by Cupidore supported by Heisel to schedule a public hearing on an ordinance to amend section 1272.01, Parking Requirements, of Chapter 1262, Off-Street Parking and Loading for the December 12, 2012, meeting.**

Beke requested clarification as to whether off-street parking solely relates to the commercial areas with Doozan answering in the affirmative.

**Ayes: Beke, Couf-Cohen, Cupidore, Goldberg, Halick, Heisel, Moenck**

**Nays: None**

**Absent: Hepler, Ettinger**

**Motion carried.**

**C. Discussion regarding Commission liaison to Main Street Franklin.**

Goldberg noted this was clarified earlier in the meeting.

**IX. UNFINISHED BUSINESS**

**A. Consider Proposed Site Plan for the property located at 32740 Franklin Road (Rain Garden and Parking Lot Improvements)**

Goldberg introduced this item. Sullivan provided an overview of the grant noting the Village applied for this grant which is to keep the Rouge River clean with the construction of the rain garden being 50% funded by the grant and 50% funded by the Major Road fund (approximately \$8,000 each) with the parking lot improvements being funded by the property owner. Discussion ensued regarding Doozan’s letter distributed at the meeting with Goldberg inquiring if the Applicant had seen the letter and was agreeable to the changes with the Applicant answering in the affirmative. Commissioners discussed rain

gardens in general and the proposed rain garden in terms of parking concerns, traffic flow concerns, safety concerns due to the slope/depression, maintenance, grant funding, run-off quantity, boulders, plant material/longevity, and HDC input on the final look, and requested clarification on the Site Plan (difficult to decipher), with the Applicant requested to bring photos of established rain gardens, with Sullivan advising the grant has been approved in writing, Dinnan and herself tested the site, the garden will likely have a traffic calming effect, and with Doozan advising there should be no safety concerns relative to the depression if people are driving at the posted speed. Discussion ensued with it being noted that the Village budget is tight, with funding, in part, coming from the Major Road fund, and the benefits of the project include creating a walkway, keeping oil out of the Rouge River, correcting a traffic flow issue, and beautifying Franklin Road. Commissioners also pondered whether the rain garden could be a strategy employed elsewhere in the Village, perhaps as part of a larger, more cohesive plan.

- **Bill Finnicum, Finnicum, Brownlie Architects**, noted the project is very consistent with many of the ideas addressed in the 2010 Charette and noted other areas in the Village that could benefit from a similar type project, opining, a cohesive plan could be incorporated within the Design & Sustainability Guidelines and/or via HDC or Village Council determining this type of project is consistent with the Village's vision, perhaps establishing conditions on which these type of decisions would be made.

Goldberg summarized the discussion and advised the Applicant that tonight's comments should be taken into consideration as well as Doozan's letter when revising the site plan to bring back to the next meeting. Commissioners questioned whether an engineer should be involved in drafting the specifications with Sullivan noting the Village's Engineer, HRC, will be involved with those costs built into the grant. Upon request, Watkins noted she is not a licensed landscape architect. Doozan requested clarification as to the depth of the depression per the discussion and the site plan with Watkins advising proper soil for a rain garden will be added to build up the depression to its proper depth with a rock base added if soil conditions require it.

#### **B. Consider Proposed Site Plan Revisions, for the property located at 32749 Franklin Road Behind the Smile Builders Building**

Goldberg introduced this item and noted the task at hand is to ensure the use complies with the site plan requirements; aesthetics are not part of their task. Discussion ensued regarding parking with Sullivan advising the site is not short on spaces under the current parking standards or the proposed change, protective screening, correspondence with Pulker noting no correspondence was received this month, and visibility of the barn.

- **Roger McCLOW, Franklin Road**, advised the barn is visible from his property and stated his position is that the ordinances in place should be followed relative to protective screening, Commissioners discussed the site plan relative to grinder pump (Finnicum noted it is shared with the neighbor; Sullivan noted the Water Resource Commission has advised there is sufficient capacity), easement for sewer line (is a permit to tie in sufficient protection?), shared dumpster (with it being noted this has changed and totes will be used; no dumpster requirements; garbage collection in commercial district varies; Sullivan was requested to review the dumpster), impervious surface (Finnicum advised nothing is changing), protective screening (Finnicum advised the screening was approved in 2007 as part of the site plan and provided additional information relative to the extension of the existing fence), grant (Applicant applying for MEDC grant; project needs to be shovel ready before application can be turned in; approvals would need to be in place), bicycle racks (benefit of including was noted), parking (drive concerns, pedestrian concerns; are there requirements/standards?, can shared parking be formalized in writing similar to what was done at the Franklin Grill?), landscaping (are there requirements/standards?), lighting (are there requirements/standards; Finnicum noted this was approved by the HDC with cut sheets and actual fixtures provided for their review), and off-street parking loading requirements.
- **Dan Costello, Franklin Road**, provided additional information relative to the easement, shared well and shared grinder pump and was requested to provide a copy of the agreement.
- **Eileen Harryvan, Vincennes**, noted when walking her dog she cuts through this parking lot and driveway and opined it is one of the widest, clearest, and safest.

Goldberg noted there will be no action tonight, but the Commission should be able to take action at the next meeting after the additional material requested is provided.

- **Matthais Meyer, Franklin Road**, noted relative to parking, the ordinance does not require anything to be in writing.
- **Suzanne McCloy, Franklin Road**, noted snow removal becomes problematic and inquired if there was space allocated for snow.
- **Dan Costello, Franklin Road**, requested clarification as to what is needed to confirm parking with it being noted some formalization of the assigned parking would be appreciated when approving the application.
- **Sherry Sparks, Evelyn Court**, noted that lighting concerns have been raised for other projects and opined that it had never occurred to her that lights would be on top of a building, visible at night.
- **Dan Costello, Franklin Road**, provided additional information relative to lighting at the entrance door and dormer windows and noted there is nothing different on the North side.

**C. Consider Proposed Conditional Rezoning Application for the property located at 32635 Franklin Road, currently zoned R-3 Medium Density Residential District, to C-1 Local Business District**

Goldberg introduced this item and thanked the Applicant for waiting through the meeting and suggested the order be reversed at the next meeting. Goldberg also noted the Applicant has submitted additional information and suggested the Commission focus tonight on the proposed conditions being offered to the Village and with the Application being considered at the December meeting. Doozan provided an overview of his review of the proposed conditions (correspondence dated November 9, 2012) noting the Applicant has done a good job of identifying the conditions that could be incorporated into an agreement and the Commission and the Applicant now need to refine those conditions and move forward from there. Commissioners provided comments during his review, touching base on the following areas: Timing especially as it relates to Engineer and HDC input (Sullivan noted HDC wants the decision on the rezoning to come first); agreement; environmental impact (minimal and Tree Ordinance will apply); residential character of the Snow House preserved (requested additional information); protective screening (problematic, currently a variance would be required); lighting (needs HDC approval); signs (needs HDC approval); flat roof (no ordinance that would prevent use), termination of conditional rezoning (revert back to R-3 if conditions aren't met).

- **Vic Cestar, Franklin Road**, commenting on the drawing, noted the dimensions aren't correct on the proposed site plan, the survey should be certified, easement should be shown on the Site Plan, Fence easement can't be read, a north side elevation should also be included, and a survey should be done showing the two properties. Cestar also questioned who the engineer/consultant was as he didn't see the stamp.
- **Bill Finnicum, Finnicum Brownlie Architects**, noted that section 5 is the certified survey and provided additional information relative to the easement.

Commissioners questioned who the party responsible for signing off on the improvements to the property is with Lisa MacDonald, Fitness Driven, advising this would be her business partner, Mr. Stewart and providing a brief overview of his business experience.

Goldberg summarized the discussion and suggested the Applicant revise the conditions based upon Commission and public comments and factual items that have changed. Regarding the site plan, Goldberg suggested this could be revised and brought back in final at the appropriate time.

## **X. UPCOMING MEETING DATES**

**A. Next Regular Meeting Date: December 12, 2012 (one week early).**

## **XI. ADJOURNMENT**

Commissioners noted the difficulty in reviewing material prepared in color and then copied in black and white.

**Motion by Beke supported by Couf-Cohen to adjourn the meeting.**

**Ayes: Beke, Couf-Cohen, Cupidore, Goldberg, Halick, Heisel, Moenck**  
**Nays: None**  
**Absent: Hepler, Ettinger**  
**Motion carried.**

There being no further business, the meeting adjourned at 10:41 P.M.

Respectfully submitted,

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Lori D. Rich, Recording Secretary

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Eileen H. Pulker, Clerk

### **Village of Franklin Planning Commission November 14, 2012 Meeting**

#### **To Do List**

- 1) Minutes – October 19, 2012:**
  - a. Incorporate revisions.
- 2) Ordinance to amend protective screening:**
  - a. Doozan to review fence ordinance for conflicts.
  - b. Add to December meeting agenda under unfinished business for scheduling a public hearing.
- 3) Ordinance to amend parking requirements:**
  - a. Add public hearing to the agenda for the December meeting.
- 4) Site Plan - Rain Garden:**
  - a. Add to December meeting agenda.
- 5) Site Plan Revisions – 32749 Franklin Road:**
  - a. Sullivan to review dumpster issue.
- 6) Conditional Rezoning:**
  - a. Add to December meeting agenda; before Rain Garden Site Plan.
  - b. Additional information requested on preserving the residential character of the Snow House.