

**VILLAGE OF FRANKLIN  
PLANNING COMMISSION  
Minutes of Meeting  
June 19, 2013**

**I. MEETING CALLED TO ORDER**

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

**II. ROLL CALL**

Present: Al Beke, Calvin Cupidore, Connie Ettinger, David Goldberg, Peter Halick, Mary Hepler

Absent: Karen Couf-Cohen, Mike Heisel, Dean Moenck (all excused)

Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates, Assistant Planner, Laura Haw, McKenna & Associates, Village Administrator, Amy Sullivan

**III. ADOPTION OF AGENDA**

Agenda item IV A (May 15, 2013 minutes) was deleted from the agenda as there was not a quorum present of Commissioners who were present at that meeting.

**Motion by Hepler supported by Cupidore to approve the Agenda as amended.**

**Ayes: Beke, Cupidore, Ettinger, Goldberg, Halick, Hepler**

**Nays: None**

**Absent: Couf-Cohen, Heisel, Moenck**

**Motion carried.**

**IV. BUDGET EXPENDITURE REPORT**

**A. Budget Update**

Goldberg noted this is the final month of the fiscal year. Discussion ensued relative to shortfall for secretarial services, McKenna contract, Master Plan funding, and the structure of the financial report with it being noted forecasting is only possible when all known expenditures and projected expenditures are included. Beke offered to meet with Pulker to discuss the format for the upcoming fiscal year.

**V. COUNCIL LIAISON REPORT**

Sullivan reported that Council at its June 10th meeting appointed Ed Saenz to the vacant Trustee position, awarded the bid for the Rain Garden, adopted in first reading the last update to the Parking Ordinance which primarily dealt with parking standards and shared parking arrangements as well as an amendment to the Sewer Ordinance, amending sewer rates effective 7/1/2013, and set September 14th as the household hazardous waste collection day.

**VI. PUBLIC COMMENTS**

- **Sarah Traxler, McKenna & Associates**, introduced Laura Haw, Assistant Planner, noting they both will be assisting Franklin with its planning needs. Mira Stakhiv, Crestwood Drive, inquired as to how billing will be addressed with Sarah advising this has been discussed with Sullivan who will approve instances when both planners will bill the Village and there is a blended rate for the two of them, which is still lower than Doozan's rate. Commissioner Ettinger noted the blended rate is common in the legal industry and the possibility exists for the Village to be billed for Doozan's input when his expertise is necessary.

**VII. NEW BUSINESS**

**A. Consider Wireless Telecommunication Facilities Ordinance Revision; Schedule Public Hearing.**

Goldberg introduced this item, referred to Doozan's correspondence dated November 1, 2012, and requested Traxler to provide an overview. Traxler advised the proposed revisions are strictly

to bring the ordinance into compliance with recent changes to the Michigan Zoning Enabling Act (the "Act") and provided an overview of the amendments as follows: 1) Addresses the mandated height limitation for the permitted increase in height of a wireless facility due to a co-location or modification which previously was considered on a case-by-case basis; 2) Incorporates guidelines to the review process as provided for in the Act; and 3) Sets application fee limitation as required by the Act. Commissioners discussed the proposed amendments seeking further clarification as to the height limitations, public as opposed to personal property considerations, and whether there are any current wireless facilities in the Village to be taken into consideration. Bill Lamott, Scenic Drive, noted the Village has a distributed antennae system. Traxler addressed zoning considerations advising the law allows local units of government to consider these facilities as special land uses, development can be guided through zoning districts, and explained a preferential ranking methodology employed by the City of Northville which is a rationale showing preference for certain areas of the community. Sullivan advised that currently wireless facilities are prohibited on residential dwellings or accessory uses.

Commissioners noted the following changes: Reference "original" height in the first notation; 90-day time limitation should reference Village Council; and the last section should reference 60 days in both instances. Additional information was requested regarding whether the 60-day time period starts over if an application was modified with Traxler to review and provide input.

Bill Lamott, Scenic Drive, noted the ordinance should require proof of the inadequacy of the current system before new wireless facilities can be added, suggested it would be appropriate for the Commission to initiate a review regarding updating the distributed antennae system, and provided an overview of the existing system and how it was put in place in the Village. Discussion ensued regarding review process with it being noted these considerations may be brought forward during the public hearing and it might be prudent to incorporate wireless considerations into the Master Plan update. Commissioners discussed the timing of the public hearing and potential upcoming items for consideration with it being noted the early start of the July meeting could be problematic for the public to attend. The consensus was to not meet in July.

**Motion by Beke supported by Cupidore to schedule a public hearing for the revisions to the Wireless Telecommunication Facilities Ordinance at the Commission's regular meeting of August 21, 2013.**

**Ayes: Beke, Cupidore, Ettinger, Goldberg, Halick, Hepler**

**Nays: None**

**Absent: Couf-Cohen, Heisel, Moenck**

**Motion carried.**

**B. Consider Sign Ordinance Revision; Schedule Public Hearing**

Sullivan provided a brief overview noting the proposed revision is to incorporate into the ordinance language relative to promotional banners as a temporary business sign that had been previously included in the Ordinance. Discussion ensued regarding process, temporary signs, and HDC.

**Motion by Beke supported by Hepler to schedule a public hearing on the revisions to the Sign Ordinance at the Commissions' regular meeting of August 21, 2013.**

Commissioners brought forth temporary sign and enforcement concerns and considered banner material, size and permitted duration with the consensus being to change the permitted duration to read “one time for a six (6) month period up to thirty (30) consecutive days”.

**Ayes: Beke, Cupidore, Ettinger, Goldberg, Halick, Hepler**

**Nays: None**

**Absent: Couf-Cohen, Heisel, Moenck**

**Motion carried.**

### **VIII. DISCUSSION – PRIORTIZE FUTURE PROJECTS**

Goldberg provided a brief overview and referenced Moenck’s prioritization which had been e-mailed. Discussion ensued regarding property maintenance/ vacant properties update and fences – “front yard” in estate section as follows: 1) Property maintenance/vacant properties: Village has updated ordinances recently to address these concerns and taken remedial action in a few instances. 2) Fences – “front yard” estate residential section: Commissioners remembered the most recent update as permitting these fences as a perimeter feature with opacity requirements; Traxler and Sullivan advised outside of the Historic District these are prohibited; prohibition of ROW obstructions to be enforced by Council which may merit revisiting the fence ordinance; and differentiation between fences and gates (as requested by Mira Stakhiv, Crestwood).

Commissioners were polled for other items to add to the list with it being noted there are public safety concerns relating to passing through/parking on some of the Village’s narrow residential streets with signage and enforcement issues tied to this concern. Dog control (enforcement) was also put forth as a concern. The Master Plan update (“Update”), a fairly large project with funds budgeted by Council, was noted as being the Commission’s top priority with other issues simply being prioritized (Sullivan and Goldberg to work on the prioritization) for action if and when the Commission so chooses. It was also noted that Council could mandate other items for the Commission’s review/consideration. In terms of the Update, it was noted the focus would primarily be on uses in the Historic District and Telegraph Road, and perhaps the inclusion of wireless facilities. Sullivan inquired as to how the Commission would like to address the Update with it being noted Doozan’s memorandum of March 18, 2013, which provided an outline of sorts and a “guesstimate” at McKenna’s time is a good starting point. Traxler suggested she review/update the memorandum and propose a schedule/plan for the Update process by the end of the month for consideration at the August meeting. Bill Lamott, Scenic Drive, noted the Update process should be very transparent which could be achieved by adding a section to the website to include an overview of the Update process, narrative on the issues/concerns, and timetable for each item to be publicly considered. Commissioners also noted clarity on the agendas would be of benefit and transparency concerns can also be addressed with online public access to meeting packets.

### **IX. UPCOMING MEETING DATES**

**A. Next Regular Meeting Date: August 21, 2013**

### **X. ADJOURNMENT**

**Motion by Hepler supported by Goldberg to adjourn the meeting.**

**Ayes: Beke, Cupidore, Ettinger, Goldberg, Halick, Hepler**

**Nays: None**

**Absent: Couf-Cohen, Heisel, Moenck**

**Motion carried.**

There being no further business, the meeting adjourned at 8:46 P.M

Respectfully submitted,

---

Lori D. Rich, Recording Secretary

---

Eileen H. Pulker, Clerk

**PLANNING COMMISSION  
To Do List  
June 19, 2013 Meeting**

- 1. May 15, 2013 Minutes:**
  - Add to August agenda
- 2. Budget Expenditure Report:**
  - Beke and Pulker to structure report format
- 3. Wireless Ordinance:**
  - Add public hearing to August agenda
  - Incorporate revisions
  - Traxler to advise if 60-day clock resets if application is revised
- 4. July 2013 Commission meeting:**
  - Cancel
- 5. Sign Ordinance:**
  - Add public hearing to August agenda
  - Revise permitted duration
- 6. Prioritizing Future Projects:**
  - Goldberg and Sullivan to prioritize list
- 7. Master Plan Update:**
  - Traxler to provide updated schedule/plan for the Update process
  - Add to August agenda