

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
Minutes of Meeting
December 11, 2013, 7:30 PM
32325 Franklin Road – Village Hall
Franklin, Michigan**

I. MEETING CALLED TO ORDER

The meeting of the Village of Franklin Planning Commission was called to order by Chairman Connie Ettinger at the Franklin Village Hall, 32325 Franklin Road, Franklin, Michigan at 7:30P.M.

II. ROLL CALL

Present: Rajaei Abbass, Calvin Cupidore, Connie Ettinger, Peter Halick, Dean Moenck, Bob Wilke, Karen Couf-Cohen (arrived at 7:55P.M.)
Absent: Mike Heisel (excused), Bill Sheppard (excused)
Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Assistant Planner, Laura Haw, McKenna & Associates; Village Administrator, Amy Sullivan; Village Clerk, Eileen Pulker

III. ADOPTION OF THE AGENDA

Motion by Cupidore, seconded by Moenck to approve the Agenda as submitted.

Ayes: Abbass, Cupidore, Ettinger, Halick, Moenck, Wilke

Nays: None

Absent: Couf-Cohen, Heisel, Sheppard

Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of October 16, 2013

Motion by Moenck, seconded by Wilke to approve the minutes as submitted.

Ayes: Abbass, Cupidore, Ettinger, Halick, Moenck, Wilke

Nays: None

Absent: Couf-Cohen, Heisel, Sheppard

Motion carried.

B. SPECIAL MEETING OF NOVEMBER 12, 2013 (New Commissioner Orientation)

Motion by Moenck, seconded by Halick to approve the minutes as submitted.

Ayes: Abbass, Ettinger, Halick, Moenck, Wilke

Nays: None

Absent: Couf-Cohen, Heisel, Sheppard

Abstain: Cupidore

V. COUNCIL LIAISON REPORT

Sullivan reported that the Village Council had received a request to install some additional utility poles in the Road Right Of Way in 5-6 locations throughout the Village in order to bring a 5G wireless provider into the Village, which was approved. The Community

Development Block Grant participation by the Village was approved, and the 2014 meeting schedule was also approved.

VI. PUBLIC COMMENTS

Ettinger opened the meeting for public comments with no one from the public responding.

VII. MASTER PLAN REVIEW

A. Review Public Forum Comments

Ettinger thanked the Commissioners for attending the Public Forum and all the extra meetings that have been held.

Ettinger referred to the sheets entitled, “Public Forum Visioning Results: Fix, Keep, and Aspire”. Traxler explained that the comments are those which the various neighborhood groups compiled and recorded on the boards and that both she and Haw will make sure that major and minor themes are represented in Chapter 1- Goals and Objectives. Traxler pointed out a few examples.

Haw organized a chart of the “Goal and Objective Survey Results”, noting that the online survey results are in progress and this document will be referred back to when the PC looks at Chapter 1.

B. Review Chapter 3 Draft Revisions

Ettinger explained that she and Cupidore re-wrote part of Chapter 3 to improve its readability. Referencing the December 5, 2013 letter from Traxler, Ettinger noted that there were three (3) areas which Traxler either underlined that indicated the language was new or highlighted areas which contained questions or ideas she thought the PC needed to discuss.

- Page 3-2, 3rd Paragraph; It was suggested that the reference to sidewalk prohibition on non-Village Center streets be removed. Discussion ensued.
Ayes: Abbass, Cupidore, Ettinger, Halick, Moenck, Wilke, Couf-Cohen, Heisel (via email to Ettinger)
Absent: Heisel, Sheppard
Nays: None
- Page 3-4, 2nd Paragraph; It was suggested that a map or simple graphic that identifies specific periphery properties that are particularly important to preserving the residential character of the Village should be included. Discussion ensued.
Ayes: Abbass, Couf-Cohen, Ettinger, Halick, Moenck, Wilke, Heisel (via email to Ettinger)
Absent: Heisel, Sheppard
Nays: Cupidore
- Page 3-5, 2nd to last Paragraph; It was suggested that a neighborhood association map and the role the associations play in the vitality of the residential areas be included. Inclusion would depend upon how detailed such a map would be. Discussion ensued.
Ayes: Abbass, Couf-Cohen, Cupidore, Ettinger, Halick, Moenck, Wilke, Heisel (via email to Ettinger)
Absent: Heisel, Sheppard
Nays: None

General Chapter 3 Draft Revisions

There was a brief discussion of the definition of the word “rural” and how it relates to Franklin.

Cupidore – is pleased with the readability of the chapter and does not want to radically change it.

Wilke–has nothing to add or change.

Moенck – would like to replace the word “rural” and use the word “unique”. Traxler suggested the inclusion of the definition of “rural” in the preface of the Master Plan.

- Pg.3-1 – Paragraph 3; omit the word “attendant” (...the FCA (Franklin Community Association) grounds and ~~attendant~~ recreational facilities....).
- Pg.3-2 – 2nd to last Paragraph; omit word “extensive” (Following an ~~extensive~~ parking study...).
- Pg. 3-3 – under paragraph Huda School; change the word “this” to “which” (...review to repave its parking lot, ~~this~~-which evolved into....).
- Pg. 3-4 –1st Paragraph on right; questioned the inclusion of the motorcycle noise.
- Pg. 3-5 – 2nd Paragraph; change the word “best” to “well” (...~~best~~-well suited for development as currently zoned.).
- Pg. 3-6 – Last sentence; add “s” at the end of “restriction” and then a period, to read “...neighborhoods in renewing and updating deed restrictions.

(Cupidore left the meeting at 8:35PM)

Halleck- all his concerns were addressed.

Ettinger

- Pg. 3-3 - 2nd to last sentence on right; change the word “could” to “should” (...further changes ~~could~~-should be considered to limit this phenomenon.). Discussion ensued.
- Pg. 3-5 – caption “Housing style variety” should add the verb “Encourage”. (“*Encourage* Housing Variety”).
- Pg. 3-1 –2nd Paragraph on right; change phrase “...wooded-based...” to “...tree and plant-based...” (Further, ~~wooded-based-tree and plant-based~~ natural barriers...).

Couf-Cohen – nothing else to add or change.

Abbass– would like to emphasize the tree cover (Zoning Ordinances: Tree Ordinance) and the tree replacement program, as well as, the noise and traffic. Ettinger stated that Trees will be covered in Chapter 8 and the noise and traffic issues will be in Chapter 9.

VIII. BUDGET EXPENDITURE REPORT

A. Budget Update

Ettinger referred to the report and commented that the PC is under budget.

IX. UPCOMING MEETING DATES

A. Next Regularly Scheduled meeting, January 15, 2014, 7:30 PM

Ettinger stated that the PC will be getting the re-zoning request and will be going over Chapter 4.

PC's "homework" on Chapter 5 is due January 23, 2014.

X. ADJOURNMENT

Motion by Abbass, supported by Moenck to adjourn the meeting.

Ayes: Abbass, Couf-Cohen, Cupidore, Ettinger, Halick, Moenck, Wilke

Nays: None

Absent: Cupidore, Heisel Sheppard

Motion carried.

There being no further business, the meeting adjourned at 8:56 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk