

PLANNING COMMISSION
Minutes of Meeting
February 18, 2015
32325 Franklin Road – Village Hall
Franklin, Michigan

I. MEETING CALLED TO ORDER

The regular 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, MI at 7:01P.M.

II. ROLL CALL

Present: Rajaei Abbass, Calvin Cupidore, Connie Ettinger, Peter Halick, Dean Moenck, Bill Sheppard

Absent: Karen Couf-Cohen, Mike Heisel, Bob Wilke

Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Administrator, Jim Creech; Village Clerk, Eileen Pulker

III. ADOPTION OF THE AGENDA

Ettinger suggested that item **B. Establishment of a Process for Consideration of Amendments to the 2015 Draft Master Plan**, be added under **VIII. NewBusiness**.

Motion by Cupidore, seconded by Sheppard to adopt the agenda, as amended.

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

Nays: None

Absent: Couf-Cohen, Heisel, Wilke

Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of January 21, 2015

Motion by Moenck, seconded by Sheppard to approve the Minutes for the Regular Meeting of January 21, 2015, as presented.

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

Nays: None

Absent: Couf-Cohen, Heisel, Wilke

Motion carried.

V. COUNCIL LIAISON REPORT

Creech updated the Commission on several items, which had occurred at the Regular Village Council meeting:

- Tom Biehl, Village Engineer, Hubbell, Roth & Clark, proposed the Pavement Surface Evaluation and Rating (PASER) program for the Village roads and discussed future road funding.
- The Village Council considered the resolution, regarding the Detroit Edison “Ground to Sky” program, which the City of Rochester passed.
- The Village received its USA Tree Recognition.

VI. PUBLIC COMMENTS

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

VII. UNFINISHED BUSINESS

A. Consider 2014 Village of Bingham Farms Master Plan Comments.

The 2/3/15 letter drafted by Traxler and signed by Ettinger to the Bingham Farms Planning Commission was discussed. The letter has been sent.

B. DTE Ground to Sky Program.

Ettinger led a brief discussion summarizing recent events: Birmingham adopting resolution, newspaper articles and law suits filed by other communities.

Motion by Moenck, seconded by Cupidore to table any action with regards to DTE Ground to Sky Program.

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

Nays: None

Absent: Couf-Cohen, Heisel, Wilke

Motion carried.

VIII. NEW BUSINESS

A. Lot Split/Combination Application for Parcel #TF 24 08 253 010.

Ettinger referred to Traxler's letter (2/17/15) to the Planning Commission and commented that the problem with the lot split is that it creates a landlocked parcel which is not permissible.

Motion by Moenck, seconded by Cupidore to recommend to Village Council the approval of the application for a Lot Split/Combination for Parcel #TF 24 08 253 010.

There was a discussion about the situation, Traxler's letter recommending denial of the proposed lot split and combination, and the Village Zoning Ordinance.

Ayes: None

Nays: Abbas, Cupidore, Ettinger, Halick, Moenck, Sheppard

Absent: Couf-Cohen, Heisel, Wilke

Motion denied.

B. Establishment of a Process for Consideration of Amendments to the 2015 Draft Master Plan

Motion by Cupidore seconded by Sheppard to approve the proposed process for consideration of amendments to the 2015 Draft Master Plan, as follows:

- **Any commissioner wishing to make changes to the Draft Master Plan which was presented to and accepted by the Village Council in October, 2014, shall set forth those proposed changes in writing and submit them to the Chairman no later than 5 PM EST, on March 10, 2015.**
- **Proposed changes shall indicate the page numbers of the Draft Master Plan which are sought to be amended and shall set forth proposed substitute language.**
- **The Planning Commission Chairman shall distribute those changes to the full commission on March 11, 2015 for disposition at the meeting of the Planning Commission scheduled for March 18, 2015.**

- **This process does not apply to proposed changes which are necessitated as a result of comments solicited and received from other relevant entities pursuant to Public Act 33 of 2008, as amended, also known as the “Michigan Planning Enabling Act,” which comments are due no later than March 20, 2015.**

Discussion ensued about the ramifications and the different steps involved with the adoption of the Master Plan.

Ettinger amended the proposed process to include the Village Council Members, as well as the Planning Commissioners.

Sheppard called the question.

Motion by Sheppard seconded by Cupidore to approve the proposed process for consideration of amendments to the 2015 Draft Master Plan, as amended.

Ayes: Abbass, Cupidore, Ettinger, Halick, Sheppard

Nays: Moenck

Absent: Couf-Cohen, Heisel, Wilke

Motion carried.

IX. BUDGET EXPENDITURE REPORT UPDATE

The Planning Commission is under budget.

X. UPCOMING MEETING DATES

A. Next Regularly Scheduled meeting, March 18, 2015 at 7:00 PM

Ettinger stated that the PC will be reviewing all the comments about the Master Plan.

XI. ADJOURNMENT

Motion by Cupidore to adjourn the meeting.

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

Nays: None

Absent: Couf-Cohen, Heisel, Wilke

Motion carried.

There being no further business, the meeting adjourned at 8:21 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk