

PLANNING COMMISSION
Minutes of Meeting
March 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 7:00P.M.

II. ROLL CALL

Present: Karen Couf-Cohen, Calvin Cupidore, Connie Ettinger, Peter Halick, Dean Moenck, Bob Wilke (arrived 7:05PM), Rajaei Abbass (arrived at 7:08PM)
Absent: Mike Heisel, Bill Sheppard,
Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Administrator, Jim Creech

Motion by Moenck, seconded by Cupidore to wish Mike Heisel a “speedy recovery”.
Motion carried unanimously.

III. ADOPTION OF THE AGENDA

Motion by Moenck, seconded by Cupidore to adopt the agenda, as presented.

Ayes: Couf-Cohen, Cupidore, Ettinger, Halick, Moenck
Nays: None
Absent: Abbass, Heisel, Sheppard, Wilke
Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of February 18, 2015

Motion by Cupidore, seconded by Halick to approve the Minutes for the Regular Meeting of February 18, 2015, as presented.

Ayes: Couf-Cohen, Cupidore, Ettinger, Halick, Moenck
Nays: None
Absent: Abbass, Heisel, Sheppard, Wilke
Motion carried.

(Wilke arrived at 7:05PM)

V. COUNCIL LIAISON REPORT

Creech reported that BASCC officially changed its name to “NEXT” at a celebration on March 12, 2015. Council approved several Civic Event Permit Applications for the Franklin Historical Society at their meeting held on March 9, 2015. Franklin is still in the running for the Michigan Heritage Restoration Program (MHRP) grant, with a representative from the State coming to Franklin next week for a closer inspection. Council directed him to send out postcards to Villagers with information about the millage renewal which will be on the ballot May 5, 2015.

VI. PUBLIC COMMENTS

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

VII. NEW BUSINESS

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

Ettinger gave a brief background of this issue; the original application which came before the PC last meeting, its denial, and its subsequent withdrawal. The new application was submitted for a revised lot split/combination which, after a thorough review and letter (3/18/15) by Traxler has been deemed compliant with the Village Zoning Ordinance, and thusly supports the PC's recommendation of approval to the Village Council.

(Abbass arrived at 7:08 PM)

Ettinger noted the receipt of the March 5, 2015 letter from the property owners' attorney.

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

Halick asked Traxler for a clarification of the differences between the original application and the new one, which she provided.

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

Nays: None

Absent: Heisel, Sheppard

Motion carried.

B. Master Plan Review

The Commission considered Moenck's suggested revisions which were provided. Moenck explained his reasonings for each point.

Motion by Halick, seconded by Couf-Cohen to approve Moenck's amendments to the Master Plan, as provided in a handout.

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

Nays: None

Absent: Heisel, Sheppard

Motion carried.

Couf-Cohen suggested that the picture of the house on the lower right corner of page 57 be updated to show the completed house.

Ettinger emailed each Commissioner a sheet of compiled comments and changes suggested by Council Members. She read the 6 items on the list.

Motion by Couf-Cohen, seconded by Cupidore to approve the Council Members' changes, as provided in an email from Ettinger and a handout provided by Ettinger.

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

Nays: None

Absent: Heisel, Sheppard

Motion carried.

Ettinger thanked all the Commissioners on their hard work on the Master Plan. She referenced the 3/10/15 letter from the Oakland County Board of Commissioners approving of the Village's 2015 Master Plan Update. Creech, who was in attendance at the Oakland County Coordinating Zoning Committee meeting (CZC) during which Franklin received high praise, recapped the meeting.

Motion by Abbass, seconded by Moenck to schedule a Public Hearing at the next Planning Commission meeting, April 15, 2015 to approve the 2015 Franklin Master Plan.

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

Nays: None

Absent: Heisel, Sheppard

Motion carried.

VIII. BUDGET EXPEDITURE REPORT UPDATE

The Planning Commission is under budget. There was a discussion as to whether the budget is current. To which, Traxler replied that it may be in arrears of two (2) months of invoices from McKenna & Associates but that is normal.

Because of being under budget, Ettinger requested that for the May meeting the Commissioners bring suggestions for possible future projects.

IX. UPCOMING MEETING DATES

A. Next Regularly Scheduled meeting, April 15, 2015 at 7:00 PM

X. ADJOURNMENT

Motion by Moenck to adjourn the meeting.

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

Nays: None

Absent: Heisel, Sheppard

Motion carried.

There being no further business, the meeting adjourned at 7:40P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk