

**VILLAGE OF FRANKLIN  
PLANNING COMMISSION  
REGULAR MEETING  
MAY 20, 2015, 7:00 PM  
FRANKLIN VILLAGE HALL  
32325 FRANKLIN ROAD, FRANKLIN, MICHIGAN**

**I. MEETING CALLED TO ORDER**

The regular meeting of the Village of Franklin Planning Commission was called to order by Vice Chairman, Mike Heisel, at the Franklin Village Hall, 32325 Franklin Road, Franklin, Michigan at 7:04 p.m.

**II. ROLL CALL**

Present: Rajaei Abbass, Karen Couf-Cohen, Calvin Cupidore, Peter Halick, Mike Heisel, Dean Moenck, Bill Sheppard, Bob Wilke  
Absent: Connie Ettinger  
Also Present: Planning Consultant, Sarah Traxler, McKenna Associates; Village Administrator, Jim Creech; Village Clerk, Eileen Pulker

**III. ADOPTION OF AGENDA**

**Motion by Heisel, seconded by Sheppard to amend the agenda, as presented in the 5/20/15 memorandum sent by Jim Creech, Village Administrator. Under VII. New Business, *Delete A; Add B. Consider request of Dare Strategies for Planning Commission to direct Planner to generate zoning ordinance amendment for hearing, consideration and recommendation to the Village Council allowing accessory buildings in a C-1 district as a Special Use; Add C. Consider Resolution recommending Adoption of the 2015 Master Plan.***

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

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of April 15, 2015**

**Motion by Sheppard supported by Wilke to approve the Minutes for the Regular Meeting of April 15, 2015, as amended.**

Under VII. Public Hearing, Cupidore corrected Pam Hansen's address to read Wing Lake Road, and the numbering of the pages were reviewed.

**V. COUNCIL LIAISON REPORT**

Creech reported that at the Council meeting on May 11, 2015, bids for road construction work had been received and the Broughton House project has been awarded the restoration grant by the Michigan Heritage Restoration Program (MRHP). He credited Katherine White, (Main Street Franklin) with doing the majority of the work, assisted by himself and Clerk Eileen Pulker. Creech added that there was no change to the Planning Commission 2015-2016 Budget.

**VI. PUBLIC COMMENTS**

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

**VII. NEW BUSINESS**

**B. Consider Request of Dare Strategies (32749 Franklin Road) for Planning Commission to direct Planner to generate zoning ordinance amendment for hearing, consideration, and recommendation to the Village Council allowing accessory buildings in a C-1 district as a Special Use.**

Traxler summarized her comments provided in the 5/19/15 letter to the Planning Commission, noting the Village's previous technical review and recommendations for the Village Ordinance in 2005 by her office. She posed several questions that the Commission needed to consider with regards to Ordinance 1256.03 – C-1 Commercial District, 1268.29 (a) Screening, and 1268.13 (b) Accessory Buildings.

Discussion ensued with Creech summarizing that the PC is looking at Zoning and Site Plan issues, and he further explained the process that he, personally, has used in the past.

Traxler suggested and will draft three (3) amendments for PC consideration: 1) Permitting only those accessory structures with specific uses; 2) Permitting those accessory structures regardless of use with a Special Use Approval; or 3) do nothing.

The item was postponed to the next meeting.

**Motion by Cupidore, seconded by Sheppard to direct Traxler to prepare the pros and cons of each proposed Ordinance amendment.**

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

**C. Consider Resolution Recommending Adoption of the 2015 Master Plan.**

**Motion by Heisel, seconded by Sheppard to Adopt the Resolution Recommending Adoption, to the Village Council, of the 2015 Master Plan, as follows:**

**VILLAGE OF FRANKLIN, MICHIGAN  
MASTER PLAN  
RESOLUTION OF ADOPTION**

**WHEREAS**, the Michigan Planning Enabling Act (Public Act 33 of 2008), as amended, provides for a Village Planning Commission to prepare and adopt a Master Plan for physical development of the community; and

**WHEREAS**, the Village of Franklin Planning Commission has prepared such a Master Plan for the Village's physical development in compliance with the Michigan Planning Enabling Act, including relevant charts, maps and text; and

**WHEREAS**, The Village of Franklin Planning Commission has provided multiple opportunities for public participation in the planning process; and

**WHEREAS**, the Village of Franklin Village Council approved the draft Plan for distribution, and subsequently the Master Plan was so distributed for review by surrounding communities and other public agencies as required by the Michigan Planning Enabling Act; and

**WHEREAS**, the Village of Franklin Planning Commission held a formal public hearing on the draft Master Plan on April 15, 2015 in order to provide additional opportunity for public comments; and

**WHEREAS**, all comments received during the planning process have been carefully considered and the Planning Commission is satisfied that the Master Plan is ready for adoption.

**NOW THEREFORE BE IT RESOLVED**, that the Village of Franklin Planning Commission hereby adopts the Village of Franklin Master Plan, presented at the public hearing held on April 15, 2015, subject to incorporation of the following revisions (if applicable):

None were provided.

**BE IT FURTHER RESOLVED** that the Village of Franklin Planning Commission direct the Commission Chairman and Commission Secretary to sign this Resolution signifying the adoption of the Village of Franklin Master Plan, to file an attested copy with the Village Clerk, and to request that the Master Plan, as revised (if applicable), be placed on the next available agenda of the Village Council for consideration and adoption consistent with the Michigan Planning Enabling Act.

Heisel requested a Roll Call Vote.

**Roll Call Vote:**

<b>Abbass</b>	<b>Aye</b>
<b>Couf-Cohen</b>	<b>Aye</b>
<b>Cupidore</b>	<b>Aye</b>
<b>Halick</b>	<b>Aye</b>
<b>Heisel</b>	<b>Aye</b>
<b>Moenck</b>	<b>Aye</b>
<b>Sheppard</b>	<b>Aye</b>
<b>Wilke</b>	<b>Aye</b>

**Resolution declared Adopted.**

**VIII. BUDGET EXPENDITURE REPORT UPDATE**

The Planning Commission is under budget.

**IX. UPCOMING MEETING DATES**

**A. Next Regularly Scheduled meeting, June 17, 2015 at 7:00 PM.**

**X. ADJOURNMENT**

Motion by Heisel supported by Wilke to adjourn the meeting.

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

There being no further business, the meeting adjourned at 8:02 PM.

Respectfully submitted,

Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk