

PLANNING COMMISSION
Minutes of Meeting
June 17, 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 7:00 P.M.

II. ROLL CALL

Present: Karen Couf-Cohen, Calvin Cupidore, Connie Ettinger, Peter Halick, Mike Heisel, Dean Moenck, Bill Sheppard (arrived at 7:02 PM)

Absent: Rajaei Abbass, Bob Wilke

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

III. ADOPTION OF THE AGENDA

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

Ayes: Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Moenck

Nays: None

Absent: Abbass, Sheppard, Wilke

Motion carried.

(Sheppard arrived at 7:02 PM)

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of May 20, 2015

Motion by Heisel, seconded by Couf-Cohen to approve the Minutes for the Regular Meeting of May 20, 2015, as amended.

Ayes: Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Moenck, Sheppard

Nays: None

Absent: Abbass, Wilke

Motion carried.

V. COUNCIL LIAISON REPORT

Creech stated that Council re-appointed Ettinger, Cupidore, and Halick to the Planning Commission. The approval of the Master Plan was delayed until the July 13 meeting, pending Morrow's receipt of the "black line copy" of the changes made in the interim between the time it was distributed and when the PC made recommendations to the Council. Ettinger reported that Morrow has been given a copy and his response was forwarded to all the members of the P.C. Ettinger outlined the procedure of adopting the Master Plan. The second issue concerned the DTE Resolution and it was noted by Creech that Kochensparger thought that some of the requirements needed refinement and suggested PC develop a concrete plan to limit tree growth

under wires and present it to DTE. At the moment, DTE has no program. Council approved the PC budget (including Master Plan) of \$17,000 for FY2015-2016.

VI. PUBLIC COMMENTS

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

VII. NEW BUSINESS

A. Consider Site Plan and Special Approval Use Applications for 32455 Franklin Road (Franklin Public Library).

Ettinger summarized Sarah Traxler's June 16, 2015 letter to the Commissioners noting that the criteria for the proposed Special Land Use has been met, but the proposed Site Plan Application is incomplete, especially pertaining to the removal of trees or other landscaping.

Traxler recently received a survey of trees from Bill Finnicum, architect, and Gary Roberts, project manager, which had not been included in the packet. She will check it against the Tree Ordinance.

Finnicum presented a slide show of the existing Franklin Public Library and the proposed additions (exterior and interior), stressing that the additions were in compliance with the Secretary of the Interior's Standards for Rehabilitation and HDC had approved it.

Roberts explained that he had recused himself as Chairman of HDC and vacated the dais when the project was presented for its consideration. He also stated that the HDC Consultant believed that it did not jeopardize the "contributing" nature of the building. He had a question regarding the process of approval, i.e. since the Special Use Permit of the Library already exists and this proposed expansion would be an addition to the same Special Use, and did not understand the need for a Public Hearing.

Ettinger commented that she is of the opinion that it was prudent for the PC to protect its Standing in the future with other projects to adhere to the process, as it exists in the Ordinances. Traxler supported her opinion.

The process and timeline were discussed.

Motion by Heisel, seconded by Cupidore to schedule a Public Hearing at the next Planning Commission meeting, July 15, 2015, to consider the Site Plan and Special Approval Use for 32455 Franklin Road (Franklin Public Library) and decision thereafter.

Ayes: Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Sheppard

Nays: None

Abstain: Moenck

Absent: Abbass, Wilke

Motion carried.

B. Consider Ordinance Revisions for Chapter 1256, C-1 Commercial Zoning, Section 1256.04 Accessory Uses, Buildings and Structures.

Ettinger presented the three (3) Revision Options that Traxler proposed for the PC's consideration. Traxler expounded on each, as presented in her Memorandum, dated June 17, 2015. Commissioners discussed and expressed their opinions on each.

Creech mentioned that the Village's process is very transparent in comparison to other communities in which he has been involved but none of the proposed options would speed up the process. Traxler further explained the process of scheduling a Public Hearing for the proposed revision of Option C.

Motion by Heisel, seconded by Sheppard to direct Traxler, to prepare a revision of Section 1256.04 Accessory Uses, Buildings and Structures using the proposed Revision Option C: Designate all Accessory Uses, Buildings and Structures as Special Approval Uses (excluding outdoor advertising signs) for Chapter 1256, C-1 Commercial District.

Cupidore expressed his concern about the timing of receiving the pertinent information.

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

Dan Costello, owner of the Costello Barn, inquired if a decision would immediately follow the Public Hearing as was referenced with the Library expansion Hearing. Ettinger answered affirmatively.

Motion by Cupidore, seconded by Sheppard to direct Traxler to prepare an amended Section 1256.03 and Section 1256.04 to coordinate with the revised Section 1256.04, as presented under II. Additional Consideration – Uses Not Otherwise Permitted, on pages 2 and 3 of the McKenna Associates Memo dated June 17, 2015.

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

VIII. UPCOMING MEETING DATES

A. Next Regularly Scheduled Meeting, July 15, 2015 at 6:00 PM.

IX. ADJOURNMENT

Motion to adjourn the meeting.

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

There being no further business, the meeting adjourned at 8:00 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk