

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
Minutes of Meeting
June 18, 2014
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 7:30 P.M.

II. ROLL CALL

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

III. ADOPTION OF THE AGENDA

Ettinger proposed an amendment to the agenda to add **VIII. Discussion about Main Street Franklin’s Design and Sustainability Guidelines.**

Motion by Moenck, seconded by Heisel to approve the Agenda as amended.

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

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of May 21, 2014

Page 1, **IV. Adoption of the Minutes**, “Cupidore” misspelled. It should be “Cupidore”. Page 2 typos: **VII. A. Review Chapter 9 Revisions** should read **Review Chapter 9_Revisions**; under **Page 9-5**, “1stfull paragraph” should read, “1st_full paragraph” and “3rdparagraph” should read “3rd_paragraph”.

Motion by Ettinger, seconded by Abbass to approve the Minutes for the Regular Meeting of May 21, 2014, as amended.

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

V. COUNCIL LIAISON REPORT

Ettinger welcomed the new Village Administrator, Jim Creech. He apprised the Commission that he is working on procedures for the Kreger House for the Council to consider, more Ordinance amendments will be discussed at the July 1st Council Workshop, Forest Road dedication will be finalized, and the Costello Barn project is moving forward. The enforcement of the ROW Ordinance has been suspended by the Council.

General discussion ensued concerning the new ROW Ordinance resolution.

VI. PUBLIC COMMENTS

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

VII. MASTER PLAN REVIEW

A. Review Chapter 10 Revisions

The Planning Commission unanimously approved the changing of all references from “rural” to “rural-like” throughout the document, so as to be consistent with the Village Charter. The quotation marks will be removed as well.

Page 10-1 – approved

Page 10-2 – approved. Ettinger replaced items #1, #2, #3, and #4 because she felt they had been taken care of in prior Master Plans or will be addressed in the Main Street Design and Sustainability Guidelines.

Page 10-3 – approved

Page 10-4

- **ORGANIZATION**, 1st paragraph, 7th line: punctuation (period) after word “studies”. Sentence to read, “...and Master Plan studies. Residents of the Village can be...”
- 2nd paragraph, 6th line – Change “2014” to “2015”. Sentence to read, “...recommendations of the 2015 plan update will...”

There was a discussion and an explanation given concerning the “Capital Improvement Program” mentioned in **ORGANIZATION**, 1st paragraph, 5th sentence.

Page 10-5 - approved

Page 10-6

- Add heading to top of page to read, “**IMPLEMENTATION TASKS**”.
- Add chapter reference after each Recommendation header: **RECOMMENDATIONS REGARDING MAINTENANCE OF VILLAGE CHARACTER: Chapter 3; RECOMMENDATIONS REGARDING HISTORIC AREAS: Chapter 4; RECOMMENDATIONS REGARDING THE VILLAGE CENTER: Chapter 5**
- **RECOMMENDATIONS...VILLAGE CHARACTER**
- 2nd Point, further research needed in Chapter 3 for exact wording. Suggested wording, “Encourage preservation of open spaces”.
- 5th Point; should read “Encourage deed restriction updates to further the Master Plan goals”.
- **RECOMMENDATIONS...HISTORIC AREAS: Chapter 4**
1st Point, should read, “Review and revise the Zoning Ordinance, as necessary, to achieve the Master Plan goals.”
3rd Point, should read, “Encourage the completion of the Design and Sustainability...”
7th and last Point – add and end sentence with, “...the Franklin Community Church.”
Sentence to read, “...to include the Kreger campus and the Franklin Community Church.”

Discussion ensued regarding the inclusion of the Church. It was agreed that after a meeting with the church, if unacceptable, this item can be excluded from the Master Plan. Commission members agreed unanimously to the above wording subject to the approval of the Franklin Community Church Board and/or Pastor.

- **RECOMMENDATIONS...VILLAGE CENTER: Chapter 5**

4TH Point, remove quotation marks around “rural-like”.

1st Point-Fund, create, and implement

Page 10-7

- **RECOMMENDATIONS...VILLAGE CENTER ---COMMERCIAL:** add **Chapter 6**
4th Point, should read, “Encourage the completion and adoption of the Design and Sustainability...”
- **RECOMMENDATIONS...COMMUNITY FACILITIES AND OPEN SPACES:** add – **Chapter 7**

Page 10-8

- **RECOMMENDATIONS...TREES AND VEGETATION MANAGEMENT:** add – **Chapter 8**
1st Point, should read, “Conduct a new vegetation management survey.”
3rd Point, should read, “Develop and implement a Village-wide...”
- **RECOMMENDATIONS...TRAFFIC AND CIRCULATION:** add **Chapter 9.**
Approved entire section

B. Review Chapter 1, final draft

Page 1-1 – approved

Page 1-2 – Map to be inserted.

Page 1-3 – Insert photo of current housing

Vision Statement (right side)

Page 1-4

- 3rd paragraph, on right, 1st sentence: Strike “Franklin Village is a tree covered residential...character in the midst of bustling suburbia.”
- 3rd paragraph, on right, line 6: punctuation, (period) after the word, “character.” Strike remainder of sentence. Sentence to read, “There is a sense of entry to the Village due to distinctive signs that reflect the historic flavor of Franklin Village and its unique physical character.”

Page 1-5

- 1st paragraph, on left: Strike first 3 sentences, “...appearances from surrounding communities, because of a...cul-de-sac and winding streets.”
- 3rd paragraph, on right, 2nd sentence: Replace word “Village” with “Community”. Sentence to read, “Franklin Village continues to be a modern, efficiently-run community...appointed officials.”
- 3rd paragraph, on right, 4th sentence: Strike word “a”, replace word “building” with “buildings”, and replace word “fits” with “fit”. Sentence to read, “Its public services are housed in a buildings that fits with the Village character.”

Goal 1: VILLAGE CHARACTER (right side)

- 1st sentence, on right, should read, “**Preserve, promote and enhance the rural-like character of the Village...public facilities.**”

Traxler will change all references in document from “rural” to “rural-like” and remove the quotation marks.

Page 1-6 – approved

Page 1-7

GOAL 3: NATURAL RESOURCE PRESERVATION

- **Objectives:** #2. 2nd sentence on left, punctuation: comma after “possible”. Sentence to read, “Acquire conservation easements, where possible, to the banks of the Franklin branch...”

GOAL 4: BALANCING PROPERTY-OWNER RIGHTS

- **Policies:** A. 4th line on left: add “-like” to word “rural”. Sentence to read, “...ensure the preservation of the rural-like character of the Village.”

Page 1-8

- Top of page 2nd sentence on left: add “-like” to word “rural”. Sentence to read, “...inherent in preservation of the rural-like character...”

Page 1-9 – approved

Page 1-10

GOAL 11: TRAFFIC

- **Policies:** B, top on right: add “-like” to word “rural”. Sentence to read “...the rural - like character of the Village and to ...”

Page 1-11

GOAL 12: SIGNAGE

- **Policies:** D, 4th line on top left: add “-like” to word “rural”. Sentence to read, “...reflect a rural-like character and the high level of...”

Page 1-12 – approved

Page 1-13– no changes to the Land Use Map

Cupidore noted that Rosemond Lane is south off 13 Mile Rd. and Rosemond Drive is north off Northwestern Hwy.

VIII. DISCUSSION ABOUT MAIN STREET FRANKLIN’S DESIGN AND SUSTAINABILITY GUIDELINES

Ettinger met with Katherine Kirby-White, new Main Street Director, and is looking forward to working with her. They agreed that ordinances are needed to back-up what is within the Design and Sustainability Guidelines. It was recommended that a liaison from the Planning Commission work with them and Ettinger volunteered but welcomes any input from other members.

Kirby-White would like to do a presentation to the Planning Commission in July. It will be tentatively scheduled for Tuesday, July 15, 2014 at 7 P.M.

IX. CONSIDER REVISION TO CHAPTER 1250, Single Family Residential Districts, Chapter 1250.03, Special Approval Uses.

Ettinger explained the motivation for the revision, referencing Creech’s 06/13/14 memo to the Planning Commission and Staran’s suggested language for the amendment. She gave more details about the proposed Franklin Community Church Driving School. Staran explained to her that with the amendment, the church could file special use requests for all its current and future uses and would be in compliance. Advantages of the amendment were discussed.

Discussion ensued.

Motion by Moenck, seconded by Heisel to schedule a Public Hearing for Zoning Ordinance, Chapter 1250.03, Special Approval Uses at the July 16, 2014 regularly scheduled Planning Commission meeting.

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

Nays: None

Absent: Couf-Cohen, Wilke

Motion carried.

X. BUDGET EXPENDITURE REPORT

A. Budget Update

Ettinger stated that the Commission is still under budget.

XI. UPCOMING MEETING DATES

A. Next Regularly Scheduled meeting, July 16, 2014, at 7:30 PM

The time of the July 16, 2014 meeting will remain as originally scheduled at 7:30 P.M.

XII. ADJOURNMENT

Motion by Heisel, seconded by Cupidore to adjourn the meeting.

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

Nays: None

Absent: Couf-Cohen, Wilke

Motion carried.

There being no further business, the meeting adjourned at 8:50 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk