

**PLANNING COMMISSION**  
**Minutes of Meeting**  
**July 15, 2015, 6:00 PM**  
**32325 Franklin Road – Village Hall**  
**Franklin, Michigan**

Before the meeting Eileen Pulker, Village Clerk, swore in Calvin Cupidore, Connie Ettinger, and Pete Halick, each for another three (3) year term.

**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 6:04 P.M.

**II. ROLL CALL**

Present: Karen Couf-Cohen, Calvin Cupidore, Connie Ettinger, Peter Halick, Mike Heisel, Dean Moenck, Bill Sheppard, Bob Wilke

Absent: Rajaei Abbass

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 Wilke to adopt the agenda, as presented.**

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

**Nays: None**

**Absent: Abbass**

**Motion carried.**

**IV. ELECTION OF OFFICERS**

**Motion by Heisel, seconded by Cupidore to nominate Connie Ettinger for Chairman of the Planning Commission.**

Ettinger recused herself from the vote.

**Ayes: Couf-Cohen, Cupidore, Halick, Heisel, Moenck, Sheppard, Wilke**

**Nays: None**

**Absent: Abbass**

**Motion by Ettinger, seconded by Sheppard to nominate Mike Heisel for Vice Chairman of the Planning Commission.**

Heisel recused himself from the vote.

**Ayes: Couf-Cohen, Cupidore, Ettinger, Halick, Moenck, Sheppard, Wilke**

**Nays: None**

**Absent: Abbass**

**Motion by Heisel, seconded by Couf-Cohen to nominate Cupidore for Secretary of the Planning Commission.**

Cupidore recused himself from the vote.

**Ayes:** Couf-Cohen, Ettinger, Halick, Heisel, Moenck, Sheppard, Wilke

**Nays:** None

**Absent:** Abbass

## **V. ADOPTION OF THE MINUTES**

### **A. Regular Meeting of June 17, 2015**

**Motion by Cupidore, seconded by Heisel to approve the Minutes for the Regular Meeting of June 17, 2015.**

Cupidore asked for a clarification of why the Treasurer's Report had not been included. Ettinger explained that last month was the beginning of the 2015-16 Fiscal Year and there would be periodic reports throughout the year. Cupidore requested that the minutes reflect that there was no Financial Report.

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

**Nays:** None

**Absent:** Abbass

**Motion carried.**

## **VI. COUNCIL LIAISON REPORT**

Creech, Village Administrator, reported that before last Monday's Council meeting Waste Water Management had a meeting at which members of the Oakland County Water Resource Commission discussed the possible upgrading of the alarm system to the Pressure Sewer system. Further research as to its cost will be needed. At the Council Meeting, the demolition on Whatley was approved, appointments and re-appointments to the Historic District Commission and Zoning Board of Appeals were approved, the architectural firm for the Broughton House renovation was chosen, a date for the Hazardous Waste Day was set, the sale of the Police Department's used Chevy Tahoe was approved, and the demolition on Charles Lane was approved. There was a long discussion about the Master Plan and its process. It was endorsed with a 5-2 vote.

Ettinger encouraged the Commissioners to view the rebroadcast of the meeting on the website for further explanation of its "endorsement" vs. "final approval".

## **VII. PUBLIC COMMENTS**

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

## **VIII. PUBLIC HEARINGS**

### **A. To Receive Public Comments on the Proposed Special Approval Use and Site Plan Applications for 32455 Franklin Road (Franklin Public Library)**

Ettinger opened the Public Hearing at 6:17 P.M.

Gary Roberts, Project Manager of the expansion, introduced Library Board Members, Judy Moenck, Mira Stakhiv, Neal Krasnick (husband of Sarah), and Kim Greidanus and Bill Finnicum, Finnicum Brownlee Architect.

**Judy Moenck**, Meadow Dr., gave a brief history of the expansion and modifications planned for the Library and the benefits.

**Neal Krasnick**, River Dr., expressed his opinion that Franklin needs to provide more amenities for its residents and the library expansion is a positive.

**Mira Stakhiv**, Crestwood Dr., supported this project and explained that the Library Board had been fiscally responsible and did its due diligence before moving forward with the project.

Ettinger closed the Public Hearing at 6:24 P.M.

**B. To Receive Public Comment on the Proposed Ordinance to Amend Section 1256.04, Accessory Uses, of Chapter 1256, C-1 Commercial Zoning, of Part 12 Planning and Zoning Code of the Codified Ordinances of the Village of Franklin.**

Ettinger opened the Public Hearing at 6:24 P.M.

Bill Finnicum, German Mill, architect, Finnicum Brownlee, represented Dan Costello. This Ordinance change was the result of Mr. Costello's desire to build an auxiliary structure, a small storage shed in the form of a barn. Subsequently, the barn had been approved by HDC.

Ettinger closed the Public Hearing at 6:25 P.M.

**IX. UNFINISHED BUSINESS**

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

Ettinger explained the additional information provided in Traxler's July 15, 2015 letter and the final site plan review by Traxler, which was in the Commissioners' packet. Addressing the subject of the landscaping portion of the site plan, Traxler commented that "...the proposed landscaping should improve the overall character of the site, and is appropriately designed to complement the proposed addition, existing structure, and adjacent public open space."

**Motion by Heisel, seconded by Cupidore to approve the Site Plan and Special Use Application for 32455 Franklin Road (Franklin Public Library).**

Bill Finnicum, project architect, Finnicum Brownlee, detailed the proposed landscaping.

Cupidore asked about the timing of and if there would be any disruption of the library operations during construction. Judy Moenck stated that the intent is to minimize the impact on library

patrons with the driving factor being “safety”. If needed, alternative sites within the Village are being considered.

Roberts confirmed that the plan had been approved by HDC.

**Motion by Heisel, seconded by Wilke to approve the Site Plan and Special Use Application for 32455 Franklin Road (Franklin Public Library), subject to the Landscape plan being finalized, and to submit said plan and application to Village Council for its consideration.**

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

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

Traxler drafted the revisions (memo dated June 30, 2015) which, as per his email dated, July 8, 2015, Mr. Staran had no comments or objections.

**Motion by Moenck, seconded by Heisel to approve the Ordinance Revisions for Chapter 1256, C-1 Commercial Zoning, Section 1256.04 Accessory Uses, Buildings and Structures.**

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

**X. NEW BUSINESS**

**A. Consider Site Plan Application for a shed at 32749 Franklin Road (Dare Strategies)**  
**1. Schedule possible Public Hearing (09/16/15)**

**Motion by Cupidore, seconded by Heisel to schedule a Public Hearing for September 16, 2015 to approve the Site Plan Application for a shed at 32749 Franklin Road (Dare Strategies), as amended.**

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

**B. Consider Site Plan Application for an addition at 32750 Franklin Road (Déjà Vu Upscale Designer Resale).  
1. Schedule possible Public Hearing (9/16/15)**

As of this meeting, no Site Plan Application had been received from the Applicant. If Traxler were to receive and comment on it within the appropriate timeframe, a Public Hearing would be scheduled for 9/16/15.

**Motion by Ettinger, seconded by Sheppard to set a Public Hearing to consider the Site Plan Application for an addition at 32750 Franklin Road (Déjà Vu Upscale Designer Resale) for September 16, 2015, subject to receipt of a complete site plan application in a timely manner to permit our Planner to review it.**

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

**XI. UPCOMING MEETING DATES**

**A. Next Regularly Scheduled Meeting, August 19, 2015 at 7:00 P.M.**

According to Pulker, there was nothing scheduled for the August meeting. Pulker would inform Planning Commissioners if an item were submitted.

**XII. ADJOURNMENT**

**Motion to adjourn the meeting.**

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

There being no further business, the meeting adjourned at 7:05 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk