

**VILLAGE OF FRANKLIN  
PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JULY 20, 2016 6:30 PM  
at the Franklin Community Center/Kreger House**

**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 Community Center/Kreger House, 26201 Carol Ave., Franklin, MI at 6:35 P.M.

**II. ROLL CALL**

Present: Rajaei Abbass, Calvin Cupidore, Connie Ettinger, David Goldberg, Dean Moenck, Bob Wilke, Peter Halick (arrived at 7:00 PM)

Absent: None

Also Present: Planning Consultants, Sarah Traxler and Brian Keeseey, McKenna & Associates; Village Clerk, Eileen Pulker, Village Administrator, Jim Creech.

**III. ELECTION OF OFFICERS**

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

Ettinger recused herself from the vote.

**Ayes: Abbass, Cupidore, Goldberg, Moenck, Wilke**

**Nays: None**

**Absent: Halick**

**Motion carried.**

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

Cupidore recused himself from the vote.

**Ayes: Abbass, Ettinger, Goldberg, Moenck, Wilke**

**Nays: None**

**Absent: Halick**

**Motion carried.**

**Motion by Ettinger, seconded by Goldberg to nominate Wilke for Secretary of the Planning Commission.**

Wilke recused himself from the vote.

**Ayes: Abbass, Cupidore, Ettinger, Goldberg, Moenck**

**Nays: None**

**Absent: Halick**

**Motion carried.**

**IV. ADOPTION OF AGENDA**

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

**Ayes:** Abbass, Cupidore, Ettinger, Goldberg, Moenck, Wilke  
**Nays:** None  
**Absent:** Halick  
**Motion carried.**

## V. ADOPTION OF MINUTES

### A. Regular Meeting of June 15, 2016

Moenck noted on page 3, under his name, Pg. 11, **1244.09 Approval Period:** Omit the word “either”. The sentence should read, “...extend the *twelve-month* period for an additional *six-month* period. ” Ettinger made a typo correction, also on page 3, under Moenck’s name, Pg. 14, there should be a space between “1252.01”\_ and “Intent;”.

**Motion by Goldberg, seconded by Wilke to approve the Minutes for the Regular Meeting of June 15, 2016, as amended.**

**Ayes:** Abbass, Cupidore, Ettinger, Goldberg, Moenck, Wilke  
**Nays:** None  
**Absent:** Halick  
**Motion carried.**

## VI. COUNCIL LIAISON REPORT

Creech reported that the Broughton House project was nearing completion but the August Council meeting will still be in the church. He outlined items which would be on the agenda of the upcoming Council meeting: Road projects and the bond issues. There will be a Council work session August 1, 2016 at the Kreger House with the engineers, Tom Traciak, of Umbaugh, and Paul Wyzgoski, Bond Counsel. There was a discussion about the roads, drainage, and the bonding.

## VII. PUBLIC COMMENTS

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

## VIII. UNFINISHED BUSINESS

### A. Review of Zoning Ordinance

Traxler reviewed the premise for a technical review of the Zoning Ordinances.

(Halick arrived at 7 PM.)

### Connie Ettinger

- Pg. 1, **1240.01 Intent and Purpose, (d):** Change “~~provision~~” to “*preservation*”.
- Pg. 5, **1240.08 Definitions, (34) Garage, private:** Omit the words “~~owned and~~”.
- Pg. 12, **1240.08 Definitions, (74 ?)**Add *Unnecessary hardship does not include Financial considerations.*
- Pg. 23, **1250.04 Accessory Uses...(c):** line 9, Omit the word “~~Such~~”.
- 1250.04 Accessory Uses (d)** rephrase the 1<sup>st</sup> part of the sentence.)
- Pg. 24, **1250.04 Accessory Uses...(k):** 2<sup>nd</sup> line, Change “~~child’s~~” to “children’s”.

Pg. 40, **1268.12 Dwellings...**: line 2 and 3, additional rephrasing.

Pg. 41, **1268.28 Fences (2) Fence Materials**: end of 5<sup>th</sup> line, Change "...a-listed.." to  
"...above mentioned...". Traxler to work on a draft for the last sentence,  
"Fence materials and construction pattern... along a single lot line."

There was a discussion about different scenarios regarding the above mentioned sentence.

Calvin Cupidore

Pg. 43-4, **1268.34 Landscaping (New Section) (a)**: requested that trees be  
alphabetized.

**Motion by Cupidore, seconded by Abbass to approve the proposed amendments to the Zoning Code.**

**Ayes:** Abbass, Cupidore, Ettinger, Goldberg, Halick, Moenck, Wilke

**Nays:** None

**Motion carried.**

Traxler reminded the Commission that any amendments to the Code require a Public Hearing. Next month she and Keesey would provide the document with the revisions to the Commissioners for a final check.

**IX. NEW BUSINESS**

**A. 35838 Hersheyvale: Special Use Application and Request for Setting a Public Hearing for the August 17, 2016 Regular PC Meeting Related to Plans for Installation of Solar Panels on the Dwelling.**

Ettinger began the discussion with a brief description of the surrounding area and mentioned the house is on a hill and the proposed panels would be installed in the back where there is heavy tree cover. Moenck voiced his concern that trees would be cut down.

Traxler suggested that elevations and/or photos and renderings be provided, as well as total square footage of the proposed panels, what, if any, trees would be removed, and any other modifications. Wiley added the roof pitch would be helpful and Cupidore mentioned what would be the bond requirements for the removal of the trees. Ettinger questioned the connections between the panels.

It was noted that the application was incomplete, including the omission of the owner's name and other pertinent information.

**Motion by Goldberg, seconded by Cupidore to schedule a Public Hearing for the Special Use Application for Solar Panels at 25838 Hersheyvale Dr., subject to the condition that the Applicant provide a completed application with the name of the owner or lessee and architect, if applicable and submitted to the Administrative Staff prior to the scheduling.**

**Ayes:** Abbass, Cupidore, Ettinger, Goldberg, Halick, Moenck, Wilke

**Nays:** None

**Motion carried.**

Moenck noted his concern because the solar panels had already been installed above the garage.

**X. BUDGET REPORT**

Ettinger noted that the report was provided in the packet. As of May 2016, PC had spent 57.7% of its FY 2015-2016 Budget.

**XI. OTHER BUSINESS AND COMMISSIONERS' COMMENTS**

Moenck inquired about moving the Public Hearing meeting to the beginning of the agenda and then take action.

Pulker stated that according to Roberts Rules Public Hearings are listed early in the agenda, followed by Unfinished Business and subsequently New Business. However, if the Commission wanted to move their New Business items earlier on the Agenda, especially if applicants are present at the meeting, they may do so by amending the agenda, which is what other Commissions have done.

**Motion by Abbass, seconded by Cupidore to amend the By Laws with regards to the order of the agenda: scheduling the Public Hearing and subsequent consideration of the issue discussed at the hearing to be placed earlier in the agenda.**

**Ayes: Abbass, Cupidore, Ettinger, Goldberg, Halick, Moenck, Wilke**

**Nays: None**

**Motion carried.**

**XII. UPCOMING MEETING DATES**

A. Next Regularly Scheduled Meeting, 7:00 PM August 17, 2016.  
Cupidore will not be in attendance at the meeting on August 17, 2016.

**XI. ADJOURNMENT**

**Motion by Ettinger, seconded by Wilke to adjourn the meeting.**

**Ayes: Abbass, Cupidore, Ettinger, Goldberg, Halick, Moenck, Wilke**

**Nays: None**

**Absent: None**

**Motion carried.**

There being no further business, the meeting adjourned at 8:06 P.M.

Respectfully submitted,  
Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk