

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 11, 2015, 7:30 PM
At the Franklin Village Hall – Broughton House
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 Chairman, Connie Ettinger at the Franklin Village Hall, 32325 Franklin Road, Franklin, MI at 7:02 P.M.

II. ROLL CALL

Present: Rajaei Abbass, Connie Ettinger, Peter Halick, Dean Moenck
Absent: Karen Couf-Cohen, Calvin Cupidore, Bob Wilke
Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Administrator, Jim Creech; Courtney Miller, Main Street Franklin Executive Director; Barry Silverstein, Main Street Franklin Chairman; Gary Roberts, HDC Chairman.

III. ADOPTION OF THE AGENDA

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

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

There was a discussion as to whether there was a quorum, due to the recent resignations of two (2) members, and it was determined that there was a quorum.

IV. ADOPTION OF THE MINUTES

A. Special Meeting of October 5, 2015

Moenck corrected the Minutes: Page 2- under **VIII. UNFINISHED BUSINESS, A. Consider proposed Site Plan and Special Use Applications....**, first line, beginning of second sentence, change "She" to "Traxler".

Motion by Moenck, seconded by Abbass, to approve the Minutes for the Special Meeting of October 5, 2015, as amended.

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

V. COUNCIL LIAISON REPORT

Creech, Village Administrator, reported that the construction on the Broughton House should begin when the weather breaks and should take about 60-90 days which would be towards February or March. During that time Council meetings would be held at the church and, hopefully, HDC, PC, and ZBA would be at the Kreger House.

Ettinger referred to the monthly budget which was provided on the screen.

VI. PUBLIC COMMENTS

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

VII. PUBLIC HEARING

A. To Receive Public Comments on the Proposed Site Plan for 32311 Franklin Road (Police Building).

No comments were received.

VIII. UNFINISHED BUSINESS

A. Consider Site Plan Application for 32311 Franklin Road (Police Building).

Police Chief Roberts provided a brief background review and explained that the project would be paid for with drug forfeiture money and not out of the Police Budget or the Village General Fund. By federal law, these monies can only be used for Police projects, such as, training, equipment for Police Officers, and improvement to building and grounds. When the Police Building was built in 2001, a carport for patrol cars was not included in the plans due to cost. He listed the advantages of the coverage and noted that surrounding communities had such protection for their vehicles. The budget is \$30,000. Countryside Construction has been chosen to be the contractor based on the recommendation of the Village Administration and its previous renovation work on the Kreger House. Unfortunately, cedar shake shingles which are on the Police Building were out of the budget range, so it was decided to use asphalt shingles similar to that used on the Kreger barn. Another similarity to the barn, which is the closest structure to the proposed carport, is the use of vertical board and batten.

Ettinger, referred to McKenna Associates letter, dated Nov. 4, 2015, in her remarks and noted that the Police Department Building and Broughton House had cedar shake shingles and the proposed carport did not. Roberts replied that it was due to cost. Ettinger had no problem with the wood siding as opposed to the brick which was on the Police Dept. building as long as it was painted to match the Kreger House or the Broughton House. As for the asphalt shingles, as long as they matched or were close to the barn in color, she would have no problem.

There was a brief discussion as to Roberts Rules with regards to the current number make-up of the Planning Commission (2 vacant seats on the Commission, changing the membership from 9 members to 7 members) and a majority of such and voting technicalities.

Motion by Abbass, seconded by Ettinger to approve the proposed Site Plan for 32311 Franklin Road (Police Building) to Village Council, conditioned upon its approval of the architecture and building design.

Ayes: Abbass, Ettinger, Halick, Moenck

Nays: None

Absent: Couf-Cohen, Cupidore, Wilke

Motion carried.

IX. NEW BUSINESS

- A. Consider/Discuss Modification to the Planning Commission Bylaws Rules of Procedures, Article II, Section B Membership, to reduce the number of Commissioners from Nine (9) to Seven (7). Also, changing the Supermajority and subcommittee requirements.**

There was a discussion regarding the origin of the Planning Commission having nine (9) members and the advantages and disadvantages of having seven (7) vs. nine (9) members. Traxler pointed out a typo in the first sentence of Section 1220.02. The date of Public Act 33 is 2008.

Ettinger asked Traxler to define the term, “Supermajority” and “subcommittee requirements” as printed in the Planning Commission Bylaws and Rules of Procedure, Article V – Meetings and Voting, A. Voting and B. Supermajority Voting. It was clarified that the “Supermajority” is the majority of the Planning Commission in its totality, not just those members in attendance.

Ettinger suggested that the subject of “supermajority” be discussed further after the Village Council approves the change of members of the Planning Commission from nine (9) to seven (7).

- B. Consider/Discuss Scheduling a Public Hearing for an Ordinance to Amend Village of Franklin Codified Ordinances, Part Twelve – Planning and Zoning Code, Title Two, Chapter 1220 Planning Commission, Section 1220.02 Establishment to change the Planning Commission from Nine (9) Members to Seven (7).**

Motion by Abbass, seconded by Ettinger to schedule a Public Hearing at the next Planning Commission meeting, December 9, 2015 to consider an Ordinance to Amend Village of Franklin Codified Ordinances, Part Twelve – Planning and Zoning Code, Title Two, Chapter 1220 Planning Commission, Section 1220.02 Establishment to change the Planning Commission from Nine (9) Members to Seven (7).

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

Ettinger suggested that **IX. New Business, A. Consider/Discuss Modification to the Planning Commission Bylaws and Rules....** be tabled until after Council acts on the Ordinance change.

- C. Discuss Sign Ordinance Review.**

Ettinger asked members to read Franklin’s Sign Ordinance carefully as it would need to be revised in accordance with the recent Supreme Court’s decision in Reed vs. Gilbert. Two (2) Council members have asked that Planning consider the issue of the temporary A-frame signs which have multiplied substantially throughout the Village. Traxler had other issues the PC

might also want to consider when revising the Ordinance, stressing “time, manner, place” are key guidelines.

In the past, enforcement of this Ordinance has been a big issue. Ettinger would like to have a meeting which included the merchants to gather their input. Gary Roberts, HDC Chairman, opined that signs were the nemesis of the Historic District.

Ettinger stressed that careful consideration would be used when discussing and formulating the sign issues.

Roberts also mentioned an issue concerning the enforcement of the landscaping which had been originally approved in the site plan at the Huda School. Discussion ensued. Creech said he would speak with the Village Attorney for clarification.

Ettinger introduced the subject of “pathways” in the Village center as another priority. Franklin Road rights of way and easements and those behind the buildings and financing of pathways were discussed.

D. Discuss a Possible Review of Setback Requirements for larger homes.

Ettinger would like the PC to tweak some of the numbers in the APPENDIX B, SCHEDULE OF REGULATIONS, For Area, Height, Bulk, and Placement Requirements.

X. MASTER PLAN IMPLEMENTATION:

1. Design and Sustainability Guidelines of the Downtown in conjunction with Main Street Franklin.

Ettinger suggested that Planning take on one element at a time, the first being the pathways. There was a discussion as to which area would be a priority and how to proceed. Moenck provided a brief background about the previous Village vote on the pathway issue.

Ettinger suggested groups be formed, consisting of two (2) people from each MSF, HDC, and Planning to look into this issue. Chairmen should be involved and the remainder would be volunteers.

Motion by Ettinger, seconded by Moenck that the Planning Commission form a committee comprised of two (2) members of Main Street Franklin, two (2) members of the Historic District Commission, and two (2) members of the Planning Commission to address the issue and formulate a plan for a pathway along Franklin Road.

Ayes: Abbass, Ettinger, Halick, Moenck

Nays: None

Absent: Couf-Cohen, Cupidore, Wilke

Motion carried.

2. Tree Survey, cooperative relationship with DTE Tree Trimming/Management Program.

Ettinger stated that DTE has been unresponsive to Village President Jim Kochensparger. She stated that she believed that the Planning Commission needed to take a stand on the record.

XI. Upcoming Meeting Dates

A. Next Regularly Scheduled Meeting December 9, 2015 at 7:00 P.M.

XII. ADJOURNMENT

Motion by Moenck, seconded by Ettinger to adjourn the meeting.

Ayes: Abbass, Ettinger, Halick, Moenck

Nays: None

Absent: Couf-Cohen, Cupidore, Wilke

Motion carried.

There being no further business, the meeting adjourned at 8:45 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk