

**VILLAGE OF FRANKLIN  
PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JUNE 20, 2018 7:00 PM  
FRANKLIN VILLAGE HALL  
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, David Goldberg, at the Franklin Village Hall, 32325 Franklin Road, Franklin, MI at 7:00 P.M.

Goldberg introduced Nena Downing, who was appointed by President Hansen and confirmed by the Village Council to replace Calvin Cupidore and for a three (3) year term. At the same meeting Pete Halick was re-appointed to another three (3) year term. Tonight was Ettinger's last meeting as she was finishing her term on the Planning Commission. Al Haddad would be replacing her at next month's meeting and serve a three year term.

**II. ROLL CALL**

Present: Raj Abbass, Nena Downing, Connie Ettinger, David Goldberg, Peter Halick, Dean Moenck, Bob Wilke

Absent: None

Also Present: Planning Consultants, Sarah Traxler, McKenna & Associates; Village Administrator, Jim Creech; Mira Stakhiv, Village Council Member

**III. ADOPTION OF THE AGENDA**

Goldberg proposed the addition of 4. Signs under **IX. UNFINISHED BUSINESS, A. Master Plan Implementation.**

**Motion by Moenck, seconded by Downing to adopt the agenda, as amended.**

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

**Nays: None**

**Absent: None**

**Motion carried.**

**IV. ELECTION OF OFFICERS**

**Motion by Moenck, seconded by Abbass to postpone this item until the first meeting in the new FY2018-19, starting July 2018.**

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

**Nays: None**

**Absent: None**

**Motion carried.**

**V. ADOPTION OF MINUTES**

**A. Regular Meeting of April 18,2018**

Moenck corrected the vote counts on pages 1, 2, and 7 to delete Cupidore's vote as he had already resigned as stated on Page 1.

Downing requested that on page 3, under **IX. UNFINISHED BUSINESS, A. Master Plan Implementation, 1. Parking and Cross Access**, in the 1<sup>st</sup> paragraph at the beginning of the second to last sentence, the word "and" be removed. The sentence to read, "...driveway was an attempt to position it away..."

**Motion by Ettinger, seconded by Moenck to approve the Minutes for the Regular Meeting of April 18, 2018, as amended.**

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

#### **VI. COUNCIL LIAISON REPORT**

Creech reported that at the June Council meeting Council President Hansen provided a report on the downtown noting that there had been some activity during the week regarding the testing of the vapor intrusion in the businesses in the Franklin Village Plaza (Jones Building). Creech continued reporting that two of the businesses which previously had been cleared and not put on the list were now included on that list for voluntary evacuation. Creech added that the Oakland County Health Department thought that by putting out a Press Release it would be meeting its legal obligation to the public; unfortunately, it made the situation sound worse that it was. Creech further updated the Commission on the Michigan Dept. of Environmental Quality (MDEQ) recent activities of making corrections to the vapor intrusion. Creech reported on additional items noting that the Council adopted the 2018-2019 Budget and some FY2017-2018 amendments and approved the new appointments of Downing and Haddad and the re-appointment of Halick to the Planning Commission. He continued stating that Mike Brassfield, Eileen Harryvan, and Laura Lynn Witty were re-appointment to HDC and that Randy Brakeman and Bill Couger were re-appointed to the Sign and Zoning Board of Appeals. Creech also reported that Civic Event Permits for Movies on the Green, Round Up, and Art in the Village were approved and an Ad Hoc committee was appointed to continue the Joint Senior Services Committee recommendations and those appointed were Saenz, Pulker, and himself to be Franklin's representatives on the committee. Creech noted that at the end of the meeting a first reading of the Sign Ordinance and the Annual Codification Ordinance.

Moenck inquired about any prospective new tenant of the Farmhouse building. Creech reported that he had only heard rumors.

#### **VII. BUDGET AND EXPENSES REPORT**

There were no comments about the current month's budget. Goldberg advised that next year's budget would be \$25,000. Moenck corrected the date listed in one of the columns.

## **VIII. PUBLIC COMMENTS**

Goldberg introduced and welcomed Mike Hoyt, former member of the Planning Commission and now a resident of Puerto Rico, who was in attendance at the meeting.

Mira Stakhiv, Crestwood Drive, resident and Village Council member, read a Thank You letter to Ettinger acknowledging her hard work and countless hours devoted to the Planning Commission, as a member and as a former Chairman. Goldberg suggested the letter be read at the next Council meeting. Ettinger thanked Stakhiv.

Connie Ettinger, River Drive, praised Brent Tarpinian (Field Coordinator – HRC) and his efforts on the Road Project. Stakhiv will pass on Ettinger's compliments to him.

## **IX. UNFINISHED BUSINESS**

### **A. Master Plan Implementation**

#### **1. Parking and Cross Access**

Goldberg reported that at the May Village Council meeting the Resolution that Comerica Bank had requested was approved. Traxler passed out copies of the Resolution and the minutes of the May Council meeting with the motion which officially supported the Resolution for PC to enter into discussion with Comerica Bank. Wilke will forward the document and minutes to the Bank. Creech corrected the typo in the actual Resolution.

#### **2. Lighting, Base Survey by HRC**

Goldberg reported that the Council has accepted the survey that McKenna distributed at PC's last meeting. Future plans needed to be discussed.

At Abbass's suggestion, Goldberg had asked HRC to search through its files for any old blueprints; however, none could be located. He commented that PC needed direction from Village Council as to which of these projects it wanted PC to undertake and to what extent. He would ask President Hansen to put this issue on Council's agenda, as Downtown Planning would be an ongoing project for Planning.

There was a discussion about combining and doing the sidewalk and landscape plans at the same time. Downing showed some historic photos of the downtown taken in 1974. At some time hiring a consultant might be necessary to accomplish these projects. Downing suggested consulting the landscape architect who had worked on the Kreger House property. Financial funding of these projects was discussed; questioning whether there was money in PC's budget. Using some of the money from the road bond was discussed and also whether a Village vote on the financing of these projects was necessary. The creation of a PC sub-committee to concentrate on these and other pertinent matters was discussed.

Regarding lighting, Goldberg related Staran's explanation that permission from the Villagers was all that was necessary to put lighting in the downtown area, whereas the financing of the project would need a resident vote. There was a discussion as to the next step in the process which would be a formation of a PC sub-committee to define the scope of the project(s) before going to Village Council for approval. Creech explained the Charter requirement that the financing issue

must go before the residents at a regular election or a special election. Council's approval of the Ballot language for the sidewalk and lighting issues needed to be delivered to the County by mid-August in order to be placed on the November ballot. Timing of the Franklin Road portion of the road project, its coordination with the lighting and sidewalk and the vote was complicated and paramount. Creech will speak to Staran about the need for a draft of the ballot language at the July Council meeting for a discussion.

### **3. Cell Phone Service**

Goldberg read a memo sent by Moenck stating the Cell Phone Committee recommendations and opined that the Village Attorney would need to amend the current Ordinance.

Halick suggested hiring Capital Communications to do baseline survey for \$1,800.00 per its submitted proposal. Moenck was in favor of this, as well as retaining Dick Comey for technology training and to review the Village's codes or have McKenna do a code review and rewrite, if necessary. There was a favorable suggestion of engaging Comey in a conference call with Council.

**Motion by Downing, seconded by Halick to engage Capital Communications to perform an RF Coverage Survey for \$1,800.00 as submitted in its written proposal.**

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

**Nays: None**

**Absent: None**

**Motion carried.**

### **4. Signs**

Goldberg presented the Sign Ordinance to Council at its meeting two (2) months ago. The Council posed four (4) questions, three (3) of which were passed on to McKenna to address: definition of ground signs, any ambiguity between the Guidelines and the Ordinance itself, and an inventory of non-conformity of signs.

Downing had taken pictures of almost every business sign in the downtown area during business hours and gave copies to the Commissioners, with the exception of those for the gas station and the Library, all of which had been taken down for the night.

Last month Goldberg went to the Council meeting and Elina Costello, Chairman of the MSF Board, informed them and him that MSF and the businesses were not aware that the Planning Commission was rewriting the Sign Ordinance. Goldberg was curious about that statement since the former Executive Director (also a business owner) attended the Sign subcommittee meetings for the last six (6) months. Costello said the subject was never mentioned at any MSF Board meeting. Costello requested that Planning give MSF Board time to review the Sign Ordinance and asked that Goldberg come to its meeting on Monday to explain it to them. Creech noted that Council went ahead with the "first reading". Goldberg opined that at the "second reading" MSF would make their plea to the Village Council about the Sign Ordinance on several issues. It would be Council's decision to either accept Planning's recommendation and approve the "second reading" or not adopt the Ordinance and send the Ordinance back to the Planning

Commission to reconsider portions of it. Goldberg stated that he was of the impression that Planning was standing firm and supportive of the revised Ordinance.

The Village Sign approval process was discussed, clarified, and questioned.

## **X. GENERAL COMMUNICATION**

### **A. Franklin Cemetery Proposal**

Goldberg referred to Steve Bancroft's letter to Creech dated April 24, 2018 which was included in the PC packet. Bancroft is the Cemetery Administrator and spoke at the May Council meeting requesting the Village to consider donating a particular parcel of land for in-ground burials. At the request of the Council, Goldberg walked the property with Bancroft. Goldberg requested that someone join him on a sub-committee to begin exploring areas which the cemetery could consider. Goldberg was also curious about which properties the Village actually owns. On behalf of the Village, the Planning Commission will be discussing with the Cemetery Board which areas were available to the Cemetery.

Downing volunteered to be on the sub-committee with Goldberg.

### **B. Downtown Planning**

#### **1. Sidewalks**

#### **2. Landscape Improvements**

Both subjects had been discussed earlier in the meeting.

Goldberg broached the subject of the house on Crestwood and 13 Mile Rd. which was of great interest to Stakhiv. Creech updated the Commission reporting that the Federal Government was in the process withdrawing the claim to the property for forfeiture. They have determined that the cost to do anything with the property was above the expense the government wanted to spend. That meant the property belonged to the property owner who was incarcerated. There were claims against the property (the bank and the contractor) which left the Village in a "blight situation". There have been conversations about this with Attorney Staran and discussions will be on-going. Safety hazards were discussed.

### **C. Upcoming Meeting Dates: Next Regularly Scheduled Meeting, July 18, 2018, at 6:00 PM.**

On behalf of the Planning Commission, Goldberg thanked Ettinger for her years on the Commission. Her knowledge, time, leadership as Chairman, and the countless hours she put in updating the Master Plan were invaluable. Goldberg added that she would always be welcome at any future Planning Commission meeting.

## **XI. ADJOURNMENT**

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

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

**Nays: None**

**Absent: None**

**Motion carried.**

There being no further business, the meeting adjourned at 9:33 PM.

Respectfully submitted,

Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk