

**Village of Franklin
Historic District Commission
Regular Meeting
Monday, June 6, 2011, 7:30 P.M.**

I. MEETING CALLED TO ORDER

The Regular Meeting of the Franklin Historic Commission was called to order by Gary Roberts, Chairman, at the Franklin Village Hall, 32325 Franklin Rd., Franklin, Michigan at 7:30 P.M.

II. ROLL CALL

Present: Madeline Haddad, Garrett Keais, Mike Brassfield, Gary Roberts, Pat Burke, Mary Ann Liut, Bonnie Cook

Absent: None

Also Present: Eileen Pulker, Village Clerk; Bill Dinnan, Village Building Official; Bill Lamott, Village Council Liaison to Historic Commission; Amanda Davis, Consultant

III. ADOPTION OF AGENDA

Roberts moved that item E. be considered before A. The agenda was unanimously accepted as amended.

IV. ADOPTION OF MINUTES

A. Regular meeting of May 2, 2011

Motion by Burke, supported by Cook to approve the minutes of the Regular Historic Commission meeting.

Motion was approved unanimously.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. NEW BUSINESS

A. Consider the Sign Application for the property located at 32802 Franklin Road.

Joe Lampertius, owner, presented the Commission with two (2) mock ups of the sign for the multi-tenant sign. Option One has white lettering on a forest green background and Option Two which is the reverse with Forest Green lettering on a white background.

Roberts commented that Option 2 conforms with the existing Sign Ordinance.

Motion by Liut, supported by Haddad to approve Option #2 of the Sign Application for the property located at 32802 Franklin Road as stated in the application.

Motion was approved unanimously.

Lampertius wanted to share some ideas about the other signs and lighting for the property. Roberts cautioned the Commission that the discussion was only informational in nature.

B. Consider the Garage Replacement Application for the property at 25885 German Mill Road.

William Finnicum, owner, presented the reasons for the garage replacement. He began with a brief history of the building. The new garage will be in the same exact location and of the exact size as the old but will include a full basement for stabilization. The trim color will match that of the house and the materials will be changed to natural cedar shingle siding with cedar shingles on the roof to be more harmonious with the existing house. The windows will be from the original house and the garage door will look more carriage-like. He is proposing to have a little skirt (flair) down by the floor line. Three Ordinance variances will be required to accomplish this replacement.

Finnicum clarified that the new driveway approach would probably be concrete, as it is now.

Motion by Liut, supported by Keais to approve the Garage Replacement Application for the property at 25885 German Mill Road, subject to the necessary variances needed for the improvements.

Motion was approved unanimously.

C. Consider the Demolition Application for the property located at 26980 Wellington Road. Anthony and Michelle Giorgi, owners of the property, asked the Commission for permission to demolish the existing house which has been vacant for 6 years. Cook voiced concerns about preserving the surrounding trees and vegetation. The owners are hoping to keep the new house in a similar location but maybe angling it. The pool and all accessory buildings will be removed at the same time.

Motion by Cook, supported by Burke to approve and recommend to the Village Council the Demolition Application of the buildings at 26980 Wellington Road.

Motion was approved unanimously.

D. Consider Window Addition Application for the property located at 32334 Franklin Road. Kim Irwin, representing Matthias Meyer, owner of the property, requested approval to add a single window, double hung casement (series 400, wood) on the eastside of the garage directly below an identical one.

Motion by Keais, supported by Burke, to approve the Window Addition Application for the property at 32344 Franklin Road as indicated by the attached sketch.

Motion was approved unanimously.

E. Consider the Fence Application for the property located at 26128 German Mill Road. Laura Witty, owner of the property, would like to replace the old perimeter fence with a western red cedar picket one which would be 4 feet high with dog-eared pickets. The fence is to have 2 inch spaces between each picket and will not extend past the front of the house. The fence will be parallel to an existing fence of the neighbors, thus recreating an open vegetation area large enough to walk between. It is her desire to preserve as much vegetation as possible. The red cedar will be left natural.

Motion by Liut, supported by Haddad to approve the fence as proposed at 26128 German Mill Road with the understanding that the vegetation will be preserved as much as possible and that it will be at least 40% open per the Ordinance.


Motion was approved unanimously.

VIII. ADJOURNMENT

The meeting was adjourned at 8:15 P.M.

Submitted,

Gail Beke, Recording Secretary



Eileen Pulker, Clerk