

**VILLAGE OF FRANKLIN  
PLANNING COMMISSION  
Minutes of Meeting  
September 21, 2011**

**I. CALL TO ORDER**

The regular meeting of the Village of Franklin Planning Commission was called to order by Chairman Pamela Hansen at the Franklin Village Office Building, 32325 Franklin Road, Franklin, Michigan, at 7:33 P.M.

**II. ROLL CALL**

Present: Al Beke, Karen Couf-Cohen, David Goldberg, Pam Hansen, Mike Heisel, Dean Moenck,  
Absent: Calvin Cupidore, Connie Ettinger, Mary Hepler (all excused)  
Also Present: Planning Consultant Christopher Doozan-McKenna and Associates, Village  
Administrator, Amy Sullivan, Village Clerk Eileen Pulker

**III. ADOPTION OF AGENDA**

**Motion by Beke supported by Heisel to approve the agenda as submitted.**

**Ayes: Beke, Couf-Cohen, Goldberg, Hansen, Heisel, Moenck,**

**Nays: None**

**Absent: Cupidore, Ettinger, Hepler**

**Motion carried.**

**IV. ADOPTION OF MINUTES**

**A. Regular Meeting of July 20, 2011**

Moenck noted the voting block from New Business item C was not correct and should be removed. The Commissioners were in agreement.

**Motion by Heisel supported by Moenck to approve the minutes for the regular meeting of July 20, 2011, as revised.**

**Ayes: Beke, Goldberg, Hansen, Heisel, Moenck,**

**Nays: None**

**Abstain: Couf-Cohen**

**Absent: Cupidore, Ettinger, Hepler**

**Motion carried.**

**B. Special Meeting of August 4, 2011**

Beke suggested substituting "for" instead of "support" in Section III, second paragraph, 3<sup>rd</sup> line and "stated" for "wanted" in the last paragraph, second line on the same page with the consensus of the Commission in agreement.

**Motion by Beke supported by Moenck to approve the minutes for the special meeting of August 4, 2011, as revised.**

**Ayes: Beke, Goldberg, Hansen, Heisel, Moenck,**

**Nays: None**

**Abstain: Couf-Cohen**

**Absent: Cupidore, Ettinger, Hepler**

**Motion carried.**

**V. COUNCIL LIAISON REPORT**

Sullivan provided a brief update advising that Council had nothing directly pertaining to the Commission at its last meeting, Council will be meeting in the next couple of weeks to decide how to proceed due to the failure of the Headlee override request, and there is a representative from Cranbrook Realty in the audience who has a party interested in pursuing a Bed & Breakfast in the Village who will address the Commission during public comments.

Discussion ensued regarding upcoming Council deliberations relative to potential revisions to the budget with it being noted the hope is that Council will evaluate and then pursue available options with considerable transparency, guidelines and concerns relative to fund reserve balance, cost reduction plans already implemented, Administrator's course of action/recommendation for process to Council, and inconsistency/concerns regarding recent road improvements (patching) with Commissioners requested to forward specific concerns to the Village Administrator.

## **VI. BUDGET EXPENDITURE REPORT**

### **A. Budget Update**

Hansen provided a brief overview noting the Commission is two (2) months into the budget year. Moenck noted there are two budget reports included, one being the FY 2010-2011 final. Discussion ensued relative to the FY 2010-2011 report as it shows the Commission going over its budgeted amount (Clerk Pulker advised the overage is within auditor guidelines) despite the Commission's best efforts to stay within budget, changed numbers, and parking study impact with Clerk Pulker requested to review the FY 2010-2011 report and provide a summary of the changes to Commissioners via e-mail and with Heisel agreeing to work with Administration to formulate a tracking process that will best meet the Commissioner's needs. It was noted that the Commission had agreed to do the parking study as long as the study did not result in the Commission exceeding its budget allocation and with HDC and ZBA surplus funds being utilized to cover any overage if the study did result in the Commission exceeding its budget allocation. Moenck requested adding a review of the expenditure/approval process to the October agenda to ensure the Commission approves all expenditures by vote with Sullivan noting she is reviewing and in the beginning stages of updating the Bylaws for the Commission which may be the appropriate vehicle for addressing this concern and noted she will provide a summary via e-mail and have added to the next agenda if appropriate.

## **VII. PUBLIC COMMENTS**

Sullivan advised Norm Brant, Cranbrook Realty, is in the audience as noted earlier, provided a brief overview of Bed & Breakfast (B&B) ordinance and related issues, and suggested the Commission might want to decide if it is interested in enabling a B&B to open in the Village, and if so, it might want to request a cost-estimate from McKenna.

Norm Brant, Realtor, Cranbrook Realtors, noted he has a potential buyer for a home who would like to open a B&B, a B&B is a unique form of lodging where the owner usually lives on the premises and the other rooms are taken by guests, is commonly part of the charm of a historic town, and Main Street is supportive and has provided him with examples of ordinances. Discussion ensued regarding methods to facilitate a B&B (conditional rezoning, permit-regulate via amending the zoning ordinance as a permitted use or special land use) with Doozan noting an overlay district might present greater opportunity for the Village, specific property details (Snow House), B&Bs in general and different service levels, potential buyer timeline (not an issue), potential impact on surrounding property, current concerns with impact of moving to non-residential use and historic preservation, historical precedence for hotels in Franklin, public hearing will be required, potential internal benefit of B&B, Council's charge, budgetary concerns, and process with Doozen requested to provide input relative to options for the next meeting and with Administration requested to provide ordinance examples it has received.

## **VIII. UNFINISHED BUSINESS**

### **A. Medical Marihuana Report**

Goldberg provided a brief status update as to current movement state-wide relative to Medical Marihuana noting that grow facilities and dispensaries are being shut down, most of the ordinances that were adopted will need to either be repealed or modified, and judicial activity might spur legislative activity, and opined the extension of the moratorium was a good move as the underlying basis that the law is in a state of flux is still valid. Discussion ensued regarding the timing of the moratorium with it being noted it was extended for one year.

## **IX. NEW BUSINESS**

### **A. Wireless Ordinance Revision**

Sullivan provided a brief overview noting she requested this be added to the agenda as she has the opportunity to revise the wireless ordinance to facilitate the recovery of fees associated with interpreting provided data, however, she needs guidance from the Commission as to whether it would be open to allowing cellular towers in the Village. Discussion ensued relative to prior concerns with cell towers, current regulations, visual impact/considerations, Council consideration, and potential for Oakland County, State and McKenna expert to provide insight, with Sullivan directed to take this to Council and encourage a community workgroup be established which would include PC, HDC, and community representatives.

### **B. McKenna Contract**

Discussion ensued the merits of formalizing the contract for the benefit of the Village and McKenna, benefit of waiting on discussion until budgetary concerns are addressed, benefit of holding annual meeting which could include the review of all pertinent contracts, and benefit of tying the review to a discussion on the Bylaws, with it being noted the Contract is with Village Council not the PC. Sullivan distributed copies of the current Bylaws to the Commission.

**Motion by Moenck supported by Goldberg to postpone to October the consideration of the contract with McKenna.**

**Ayes: Beke, Couf-Cohen, Goldberg, Hansen, Heisel, Moenck,**

**Nays: None**

**Absent: Cupidore, Ettinger, Hepler**

**Motion carried.**

Beke requested a status update regarding Huda School (Huda) with Sullivan noting that Village representatives and consultants recently attended a meeting with Huda to review submitted comments. Sullivan provided a brief overview of the concerns noting that Huda is interested in expediting the process to obtain a decision from PC, HDC, and Council. Sullivan advised Huda has a compilation of the comments and have been requested to note which comments they intend to comply with. Discussion ensued regarding Council actions on this matter with Sullivan advising she has been directed to encourage Huda to reconsider, Council is firm on the Land Use Agreement, and it is hoped this will be on the October agenda, perhaps as a joint PC/HDC meeting. Commissioners discussed the site plan inquiring if there have been revisions with Sullivan replying there haven't been revisions, special land use permit with Sullivan noting the Land Use Agreement would be used instead of the special land use process, and pros/cons of a joint meeting with it being noted the PC and HDC have different approaches and concerns and a joint meeting would be precedent setting.

## **X. UPCOMING MEETING DATES**

**A. Next Regular Meeting Date: October 19, 2011, 7:30 P.M.**

## **XI. ADJOURNMENT**

**Motion by Goldberg supported by Heisel to adjourn the meeting.**

**Ayes: Beke, Couf-Cohen, Goldberg, Hansen, Heisel, Moenck,**

**Nays: None**

**Absent: Cupidore, Ettinger, Hepler**

**Motion carried.**

There being no further business, the meeting adjourned at 9:11 P.M.

Respectfully submitted,

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Lori D. Rich, Recording Secretary

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Eileen H. Pulker, Clerk

**Village of Franklin Planning Commission September 21, 2011 Meeting  
To Do List**

- 1) Minutes:
  - a. Remove voting block in New Business III, section C, July 20, 2011 Meeting
  - b. Change “support” to “for” and “wanted” to “stated” as discussed in the August 4, 2011 Meeting Minutes
- 2) Road Improvements:
  - a. Commissioners provide Sullivan specific concerns relative to patching
- 3) PC Budget:
  - a. Pulker review FY 2010-2011 Final Report and provide information to Commissioners via email as discussed for consideration at October meeting
  - b. Heisel to work with Administration to formulate a budgetary tracking process that meets the Commissioner’s needs
- 4) Bylaws:
  - a. Sullivan email status summary and add to October agenda if appropriate.
- 5) Bed & Breakfast Ordinance:
  - a. McKenna provide options for October meeting and cost estimate
  - b. Administration provide ordinance examples to Commissioners via e-mail (Main Street has submitted; Doozan may submit examples; Hansen to provide those she has saved electronically)
- 6) Wireless Ordinance Revisions:
  - a. Sullivan to send to Council and recommend establishing workgroup
- 7) McKenna Contract:
  - a. Add to October agenda
- 8) Huda School:
  - a. Add to October agenda if appropriate