

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
Minutes of Meeting
June 5, 2012, 7:00 PM**

I. MEETING TO ORDER

The regular meeting of the Village of Franklin Planning Commission was called to order by Chair Al Beke at the Franklin Community Church, 26425 Wellington, Franklin, Michigan at 7:00 P.M.

II. ROLL CALL

Present: Al Beke, Karen Couf-Cohen, Calvin Cupidore, Connie Ettinger, David Goldberg, Peter Halick, Mike Heisel, Mary Hepler, Dean Moenck

Absent: None

Also Present: Christopher Doozan – Planning Consultant, McKenna and Associates; Amy Sullivan – Administrator; Eileen Pulker – Clerk

III. ADOPTION OF AGENDA

Motion by Cupidore, supported by Moenck to approve the agenda as submitted.

Ayes: Beke, Couf-Cohen, Cupidore, Ettinger, Goldberg, Halick, Heisel, Hepler, Moenck

Nays: None

Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of May 16, 2012

There was a comment about the arrival times of two (2) commissioners. Both will be changed to 7:35 P.M.

It was noted that there was a typo on page 3 – “ensured” should be “ensued”. On page 3 and page 4, there should be commas between the names of Commissioners “Halick and Heisel” in both vote counts.

Motion by Ettinger, supported by Hepler to approve the amended minutes.

Motion carried.

V. BUDGET EXPENDITURE REPORT

A. Budget Update

Heisel corrected the “(38.75)” Secretarial Services expenditure in column D. It was corrected to read “0”.

Motion by Heisel supported by Cupidore to accept the amended Budget Expenditure Report.

Motion carried.

VI. PUBLIC COMMENTS

None.

VII. PUBLIC HEARING

A. To Receive Public Comment on the proposed site plan for site improvements at 32220 Franklin Road (Huda School and Montessori).

Beke opened the Public Meeting. Sullivan gave a brief historical presentation of the site plan, including the procedural timeline, adding HDC’s recent approval with some modifications. Doozan presented a general overview of all the site plan issues involved in regards to the Planning Commission. He began by explaining the site plan process and the Planning Commission’s responsibilities. The PC will have the option of recommending approval, recommending approval with conditions, or recommending denial of the request. Any motion that the PC takes will go to the

Village Council as a recommendation which will then make the final decision. He addressed the improvements made to the plan.

Joe Vaglica, Engineer, Gateway Engineering and Surveying, Inc. explained the parking plan as it exists today and what is proposed to ensure the safety of the children and cars.

Felecia Molnar, Carol, questioned Vaglica about the size of the rear parking lot, the tree proposed for removal, the addition of other trees, the grading of the Franklin Rd. parking lot, and the timeline for construction.

Sheldon Stern, Woodlore, was concerned about the drainage and the house directly north of the school. Vaglica explained the current drainage pattern and addressed possible solutions.

Couf-Cohen inquired as to the impact on Franklin Rd. in terms of construction traffic.

Left turns from Romany Way onto Franklin Road were discussed by several residents.

Ann Reinhart, Romany Way, had comments about the Franklin community and being good neighbors. She admonished the school in regards to safety, appearance, and respect and gave examples of issues that were never addressed before this plan. The engineer explained that most of her concerns were being addressed in the site plan.

Mira Stakhiv, Crestwood, asked how many existing parking spots were there now and how many would be created as a result of this new plan. The engineer stated that there would be 25 in the Franklin Rd. lot and 35 in the rear lot. She also had questions concerning the construction traffic and the need to control it, especially during rush hours.

Pam Hansen, Wing Lake, asked the engineer to clarify the traffic flow and student drop off, once the school is back in session and asked if there was going to be student drop off in the rear lot. Sullivan stated that the estimated drop off in the Romany Way lot would be reduced by 30%.

Vaglica stated that they tried to re-define and improve what was already there as well as adding more landscaping.

Sheldon Stern, Woodlore, asked if a traffic supervisor had been considered.

Chip Hudson, Franklin Rd., addressed the water run-off issues and made specific references to items in the Hubbell, Roth & Clark report. His concern is that if the storm sewer, etc. doesn't catch the run-off, the water goes into his yard and basement. Sullivan explained that the engineer's plans have not been submitted as of yet. This is just a site plan but HRC will address his concerns in their submitted plans which will be approved administratively.

Susan Zweig, Romany Way, spoke to the issue that the drop off on Romany Way affects more than those within 1000ft. of the school. She has observed cars which enter Romany Way, passing the entrance into the rear lot and turn around at Bowden so as to approach the lot from the east.

Vaglica mentioned that there will be no parking spaces on Romany Way, with the exception of three (3) handicap spots.

Felicia Molnar, Carol, asked for a clarification concerning the existing and proposed aluminum fencing. She also cited her concern about the lighting and the hours of operation.

Beke read into the record a letter from Beverly Neumann which addressed her concern of the school traffic on Romany Way.

VIII. UNFINISHED BUSINESS

A. Consider Proposed Site Plan for Site Improvements at 32220 Franklin Road (Huda School and Montessori)

Hepler asked if it would be possible to have a police officer directing traffic. Doozan said that that issue is out of the realm of the site plan. She asked if a “no left turn” out of Romany Way was ever considered. Sullivan answered negatively.

Couf-Cohen surmised that until school resumes in the fall no one knows what the traffic flow and pattern will be. Her second concern involves lighting and if the site plan can include stipulations. Doozan said that public safety is the PC’s main charge in regards to the site plan. Sullivan stated that with additional plantings the neighbors near the rear lot should be screened from car headlights.

Moenck led a discussion about the excessive water run-off and possible solutions.

Goldberg clarified the number of staff members relevant to the existing parking spaces and asked if some sort of control might be put in place to reduce the use of the rear lot by parents. Ettinger thanked Vaglica and Gateway Engineering for their patience and all the hard work put into the project. She acknowledged that it doesn’t solve all the concerns of the residents but she doesn’t think that all the concerns can be addressed. Many things like traffic flow were not being eliminated but it is being improved.

Motion by Ettinger, supported by Cupidore that the Planning Commission recommend approval of the site plans prepared by GES – Gateway Engineering and Surveying, Inc., Project #10-0501, dated 5/1/12, drawings 1-4 and sheets LS1 and LS2, for the site improvements contemplated at the Huda School and Montessori at 32220 Franklin Road, subject to the following conditions:

1. The final site shall be revised to include the items listed in the document prepared by the Village Administrator labeled, “REVISIONS TO SITE PLAN (AS OF 5-24-12)”;
2. As per the Police Chief’s 5-23-12 memo, “No Parking Fire Lane” signs shall be added to the driveway entrance off of Romany Way, one on either side of the driveway;
3. As per the Police Chief’s 5-23-12 memo, traffic in the Franklin Road parking lot should be shown as one way only and the two-way traffic at the point where the parking lot connects with the drop off/pick up circle shall be eliminated.
4. Revisions called for by the Village Engineer shall be incorporated into the site plan; and
5. As per the Village Arborist’s 5-29-12 memo, trees that need protection fencing during construction shall be identified on the final site plan.

Ayes: Beke, Couf-Cohen, Cupidore, Ettinger, Goldberg, Halick, Heisel, Hepler, Moenck

Nays: None

Motion carried.

IX. UPCOMING MEETING DATES

- A. Next Regular Meeting Date: July 18, 2012, 6:00 p.m.**

X. ADJOURNMENT

Motion by Moenck, supported by Hepler to adjourn the meeting.

Ayes: Beke, Couf-Cohen, Cupidore, Ettinger, Goldberg, Halick, Heisel, Hepler, Moenck

Nays: None
Motion carried.

There being no further business, the meeting adjourned at 8:30 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk