

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
Minutes of Meeting
July 18, 2012, 6:00 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 Village Hall, 32325 Franklin Road, Franklin, Michigan at 6:00 P.M.

II. ROLL CALL

Present: Al Beke, Karen Couf-Cohen, Calvin Cupidore, Connie Ettinger, David Goldberg, Peter Halick (arrived at 6:10 P.M.), Mary Hepler, Dean Moenck
Absent: Mike Heisel (excused)
Also Present: Chris Doozan – Planning Consultant, McKenna and Associates; Amy Sullivan – Administrator; Eileen Pulker – Clerk

III. ADOPTION OF THE AGENDA

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

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

Nays: None

Absent: Heisel

Motion carried.

IV. ADOPTION OF THE MINUTES

A. Special Meeting of June 5, 2012

Hepler asked for a clarification of the number of handicap parking spots on Romany Way. She also corrected the last sentence on page 2 to read, “She also cited her concern about the lighting……”. On page 3, the time of the July 18, 2012 meeting should be changed to 6 P.M.

Motion by Cupidore supported by Hepler to approve the minutes of the Special Meeting of June 5, 2012 as amended.

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

Nays: None

Absent: Heisel

Motion carried.

V. BUDGET EXPENDITURE REPORT

A. Budget Update

Goldberg clarified that according to the minutes of the last meeting, Heisel corrected the “(38.75)” Secretarial Services expenditure to read “0”. However, in column C it is still there.

Moenck also corrected column F to read 100% since this is the year end budget report.

Beke remarked that at the next meeting the PC should have a report of the 2012-13 budget.

VI. PUBLIC COMMENTS

None

VII. SPECIAL REPORT

A. Presentation of Charette Results and Design & Sustainability Guidelines RFP.

Bill Finnicum, past Chair of the Design Committee, Main Street Franklin, explained the purpose of the Charette which was held August 9-11, 2011 and the process. Tonight he gave a powerpoint presentation highlighting such topics as: Goals of the Charette, The Vision, Why a Charette?, Topics

the Charette Addressed, How it Worked, Summary of Key Findings, and Next Steps. He synopsized the main issues that were brought up by the residents. The PC members were provided a hardcopy of the report which summarizes all the data gathered.

Discussion ensued noting that the charette results and design and sustainability guidelines would have to be formalized as part of the Master Plan and codified for them to be put into effect.

VIII. UNFINISHED BUSINESS

A. Review By Laws

Moenck wanted the words "members" inserted in the 3rd sentence of the 3rd paragraph on Page 8 so the sentence would read, "The subcommittee consists of up to four (4) Planning Commission members." Top of page 9, 1st sentence of "4", "Commission questions and discussion. Information may be requested from the planner, applicant, and public."

Doozen suggested that on page 4, B. Election of Officers, the wording be changed to read "At the first meeting in July, the Officers of the Planning Commission shall be elected by a majority vote of the Planning Commissioners for a one (1) year term beginning in August."

Goldberg suggested on page 2 that under A. Authority, first sentence should read, "The Village of Franklin Planning Commission.....". Page 3, under Officers Duties 1.Chair., the second sentence is redundant to the first and is unnecessary. Under Recording Secretary, Goldberg pointed out that in previous By Laws it had been decided that the Recording Secretary need not be a member of the Planning Commission. He questioned the inclusion of Article IV – Finance, E. on page 4. On bottom of page 5, C 2., should read, "The Planning Commission member has a business or financial interest in the matter or the property involved in the request.....". Page 7, Article VI, Subcommittees, the word "Commission" should be capitalized. Top of page 8, first sentence should read, "...special land use approval,....".

Motion by Hepler, supported by Ettinger to adopt the Planning Commission By Laws pending the changes as discussed.

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

Absent: Heisel

Nays: None

Motion carried.

B. Sign Ordinance Review

Beke reminded the PC that earlier in the year it had been decided that the Sign Board of Appeals would be the existing members of the Zoning Board of Appeals.

Pam Hansen representing Planning Commission, Pat Burke of Historic District Commission, Vivian Carmody of MSF, and Sullivan worked on the revisions.

Sullivan led the discussion highlighting the changes. Page 1, 1474.08 Appeals and Variances will remain. "1474.03 Definitions (f) Community event sign....." Later in the same sentence "place" replaced "places".

There was a discussion that in Definitions, all words being defined, as well as those used in the document should be **bold**. The final decision was that the first letter of each defined word would be capitalized in the Definition section as well as the body of the document.

Continuing in 1474.03, in (h) the word “that” was substituted for “which”. Page 3, (l) was struck because, according to Sullivan, it is no longer in the ordinance. In (m) Moenck suggested adding the phrase, “or a completed event” at the end of the sentence. Hepler suggested that “(t) Portable Sign... etc.” should be in the body of the document. Sullivan pointed out (v) Promotional sign is a new definition. Discussion ensued about what constitutes “an event”.

The concept of forming a committee to look at/analyze the sign ordinance and bring the document back to the PC was discussed.

Sullivan began a discussion about Temporary Signs referring to a handout that the PC received at tonight’s meeting. Ettinger suggested that under “Community Event Signs” the time frame be changed to 2 weeks prior to the event and strike “...not longer than 3 weeks”. Beke questioned the phrase, “...during daylight hours.” It was decided to strike the phrase. Beke also asked Sullivan to capsulize the changes. On the written material for the Temporary Signs, Sullivan clarified that “a” is added back in, “b” was taken out and garage sale signs were limited to 2, Community Special Event sign was re-defined. Beke mentioned that all of “c” is in “a” and add “...or display...”.

Sullivan continued pointing out the changes to the document. If only one portable sign is needed, it would be automatically granted for example: for Music on the Green. Council approval would be needed for multiple signs such as for the Farmers’ Market.

Beke asked for volunteers to form an ad hoc committee to work on the Sign Ordinance: Moenck, Couf-Cohen, Beke along with Pat Burke (HDC). The committee will review the Ordinance and present it to the entire Commission at the next meeting.

Hepler suggested that the committee attack the Ordinance in small doses and that the changes be in bullet-points as opposed to “legaleze”, which will be used in the finished document.

C. Medical Marihuana Report

Goldberg had nothing new to report.

IX. NEW BUSINESS

A. Consider Election of Officers

Motion by Ettinger, supported by Cupidore to nominate David Goldberg Chairman of the Planning Commission.

Motion carried unanimously.

Motion by Cupidore, supported by Couf-Cohen to nominate Connie Ettinger Vice Chairman of the Planning Commission.

Motion carried unanimously.

Motion by Ettinger, supported by Hepler to nominate Calvin Cupidore Secretary of the Planning Commission.

Motion carried unanimously.

B. Consider Rezoning Application for the Barn at rear of 32749 Franklin Road.

Sullivan introduced the Council’s request to the PC for rezoning the barn behind the Smile Builders/Zieben Mare building. The owner of the Smile Builders building would like to turn the barn in the back into a mixed-use building. The completeness of the application was discussed.

Dan Costello, property owner, gave a brief history of his ownership of the building, as well as a history of the barn in question.

Bill Finnicum, architect, Finnicum-Brownlie Architects, presented a detailed slide show “walk through” of the barn, pointing out that the rehabilitation would be following the HDC’s guidelines. All new construction would be done so as to distinguish it from the historic portion of the building. Because the drawings are preliminary, no mechanical and infrastructure details have been incorporated into them.

Hepler clarified with Doozan that at tonight’s meeting the PC will schedule a Public Hearing for rezoning the barn property. Goldberg reminded the Commission that the more appropriate thing to do is to look at rezoning globally.

Sullivan reminded the PC about the procedural steps once the property is rezoned; re-development can go forward, it comes back to the PC for a partial site plan review, then goes to HDC. Parking is also a component.

Goldberg summarized what is to happen next. 1. Consider rezoning the area to Commercial. And 2. If (1) is approved consider attaching an amendment to allow residential in the Commercial district.

Finnicum explained that there are incentives, in the form of grants, if the Village were to allow mixed-use in the downtown.

Doozan directed that 2 motions are in order tonight. 1. Schedule a Public Hearing on the rezoning and 2. Schedule a Public Hearing the text amendment.

Beke questioned if the exact parcel was identified on the application, which he was told that it was. Goldberg asked for clarification if the owners were requesting the rezoning of the entire parcel to commercial or just the 470 sq. ft. of the barn. Doozan replied that it is to rezone the entire parcel. Goldberg also clarified that the request is to rezone only that parcel that the Costello barn is on.

Motion by Goldberg, supported by Cupidore to schedule a Public Hearing for the rezoning of the property located at 32749 Franklin Road in the area depicted on the Re-Zoning Application, from Parking P to Commercial C-1 on Wednesday, August 15, 2012 in the Village Hall.

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

Nays: None

Absent: Heisel

Motion carried.

Motion by Goldberg, supported by Moenck to schedule a Public Hearing on Wednesday, August 15, 2012 to discuss a recommended text amendment as set in Chris Doozan’s July 17, 2012 memo to amend Sections 1256.01, 1256.02, 1256.03, and 1262.01 to permit residential uses on the 2nd floor in the Commercial District C-1.

With regard to the recommended revisions to the Zoning Ordinance to allow residential land use in the Commercial District, Beke stated he would like any residential use (one unit or multiple units) to be subject to Special Approval Use; not just multiple residential uses.

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

Nays: None

Absent: Heisel
Motion carried.

There being no further business, the meeting adjourned at 8:35 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk