

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
Minutes of Meeting
March 13, 2013**

I. MEETING CALLED TO ORDER

The regular meeting of the Village of Franklin Planning Commission was called to order by Acting Chairman Connie Ettinger at the Franklin Village Hall, 32325 Franklin Road, Franklin, MI, at 7:30 P.M.

II. ROLL CALL

Present: Al Beke, Karen Couf-Cohen, Calvin Cupidore, Connie Ettinger, Peter Halick, Mike Heisel, Mary Hepler (arrived at 8:08 p.m.) Dean Moenck

Absent: David Goldberg (excused)

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

Ettinger noted that Hepler will be late and Goldberg is absent due to a family medical emergency.

III. ADOPTION OF AGENDA

Motion by Moenck supported by Halick to approve the Agenda as submitted.

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

Nays: None

Absent: Hepler, Goldberg

Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of January 16, 2013

Motion by Heisel supported by Halick to approve the minutes for the regular meeting of January 16, 2013 as submitted.

Ayes: Beke, Couf-Cohen, Cupidore, Halick, Heisel, Moenck

Nays: None

Abstain: Ettinger

Absent: Hepler, Goldberg

Motion carried.

V. BUDGET EXPENDITURE REPORT

A. Budget Update

Discussion ensued regarding secretarial costs and increased funding for Master Plan with Pulker advising secretarial services costs exceeding the Commission's budget will be covered by the Clerk's office and Sullivan advising increased funding for the Master Plan will be in next year's budget.

VI. PUBLIC COMMENTS

Ettinger requested comments be held to non-agenda items only with comments on agenda items being addressed during an agenda item with no one from the public responding.

VII. PUBLIC HEARING

A. Proposed Ordinance to Amend Section 1246.02, Referral by Council to Planning Commission, of Chapter 1246, Amendments of the Planning and Zoning Code

Ettinger provided a brief overview noting the proposed amendment removes the redundant step of appearing before the Village Council to simply have that body refer the matter to the Planning Commission.

Acting Chairman Ettinger opened the Public Hearing at 7:36 P.M. with no one from the public responding.

Acting Chairman Ettinger closed the Public Hearing at 7:37 P.M.

VIII. UNFINISHED BUSINESS

A. Consider Proposed Ordinance to Amend Section 1246.02, Referral by Council to Planning Commission, of Chapter 1246, Amendments of the Planning and Zoning Code

Commissioners inquired regarding those receiving notice of the Hearings with Doozan/Pulker advising the area is larger than what is required by State law and the requirement to post notices at the Franklin Community Church is being eliminated, however, if a hearing is scheduled to be held there, the Church would receive notice.

1246.01 – Authority of Village Council to Amend: Commissioners discussed process for an amendment with Doozan noting as proposed the amendment process would start at the Commission and is the primary way of getting a zoning amendment; if an applicant is challenging an administrative/official body action, the door is then opened to appear before the ZBA.

1246.05 – Recommendations to Village Council: Commissioners discussed process with it being noted a recommendation to Council is required by State law; majority vote required for the recommendation; tie vote equates to failed motion; Commission has obligation to review.

Motion by Moenck supported by Cupidore to recommend Village Council adopt the revisions to Chapter 1246 of the Zoning Code as referenced in Doozan's correspondence dated January 18, 2013.

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

Nays: None

Absent: Hepler, Goldberg

Motion carried.

B. Consider Proposed Ordinance to Amend Section 1262.02, Parking Development Regulations, of Chapter 1262, Off-Street Parking and Loading

Discussion ensued regarding standards for limestone with Doozan advising his research did indicate there are different grades.

1262.02 (h): Existing spaces backing directly onto a public street would be considered legally non-conforming; Sullivan noted the ordinance has a grandfather clause.

1262.02(l): Barrier-free parking space formula was questioned. Doozan noted this is as per State/Federal law and will clarify that. For discussion purposes, the proposed grid determining required spaces is presumed to be correct. Question was posed regarding current non-

compliance with Sullivan noting as opportunities present themselves this requirement is addressed.

1262.02(i): Dust free was questioned/discussed. Doozan noted upon request that limestone is a hard, permeable, dust free surface with Beke noting the grade of limestone could be addressed within the parameters of a site plan approval.

1262.02(k): Change 25 feet in area to 25 sq. feet in area.

Motion by Beke supported by Heisel to recommend Village Council adopt the revisions to section 1262.02, Parking Development Regulations subject to section (k) being revised as discussed and section (l) being consistent with State/Federal requirements.

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

Nays: None

Absent: Hepler, Goldberg

Motion carried.

C. Consider Proposed Ordinance to Amend Section 1268.29, Protective Screening of Village of Franklin Ordinances Chapter 1268, Supplementary Regulations

Discussion ensued regarding acceptable wood material and the merits of including materials that mimic wood and how best to address that within the ordinance with the consensus being to add “or materials that mimic wood” language to 1268.29(c)(4)(ii) or language to that effect.

Commissioners discussed stockade fencing in terms of defined standard and site plan review.

Motion by Beke supported by Couf-Cohen to recommend Village Council approve the revisions to section 1268.29, Protective Screening, as reviewed and discussed subject to “materials that mimic wood” being added.

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

Abstain: Hepler

Absent: Goldberg

Motion carried.

D. Consider Proposed Ordinance to Amend Section 1262.01, Parking Regulations, of Chapter 1262, Off-Street Parking and Loading

Sullivan referred to the provided material and provided a brief recap/overview. Discussion ensued regarding how the number of spaces was determined especially as it relates to Kreger House, Fire Station and such as well as process with Doozan advising a number of sources were looked at to try to nail down an appropriate number. Commissioners reviewed the material and inquired as to how the requirements would be met for some current sites as well as future uses with shared parking arrangements and shared parking as referenced in the ordinance, Civic Event Permits, goal to minimize paving, goal to more effectively utilize space, the potential to create more flexibility, need for the Village to review shared parking agreements, potential to draft shared parking addendum, and clarity in the ordinance for same. Sullivan suggested that Doozan review the standards and work on the collective parking provisions for another meeting.

Discussion ensued regarding text clarifications as it relates to “employees” and how those standards were determined with it suggested to revisit this in the context of shared parking when that is revisited at the next meeting.

E. Medical Marijuana Update

Ettinger noted Goldberg is the expert in this area but she believes a recent Supreme Court case held that dispensaries are illegal.

IX. NEW BUSINESS

A. Design and Sustainability Guidelines Update

Sullivan provided an update on the Design and Sustainability Guidelines which included a power point outlining the Guidelines and MSU application and noted the Guidelines are a visual record and written report of what the Village could look like. Discussion ensued regarding committee composition, cost, letter of support for the application to MSU, application timeline, and Heisel's appointment to the committee. The Commission affirmed the appointment of Heisel as a contributing member of the committee representing the Planning Commission. A status update relative to the grant application for the barn was requested with Sullivan noting it will be a while before anything is known for sure.

X. UPCOMING MEETING DATES

Sullivan provided a brief Council update noting Council revised the investment policy to requiring quarterly reviews as opposed to the current annual review of financial institutions utilized by the Village and appointed Judy Moenck as Trustee to fill the vacancy created by the resignation of Lew Eads. Trustees discussed the potential to cancel either the April or May meeting or Commissioner terms with it being noted Beke, Hepler, and Moenck terms end this year.

A. Next Regular Meeting Date: April 17, 2013

XI. ADJOURNMENT

Motion by Beke supported by Cupidore to adjourn the meeting.

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

Nays: None

Absent: Goldberg

Motion carried.

There being no further business, the meeting adjourned at 9:30 P.M

Respectfully submitted,

Lori D. Rich, Recording Secretary

Eileen H. Pulker, Clerk

Village of Franklin Planning Commission March 13, 2013 Meeting

To Do List

1) Ordinance to Amend Section 1246.02

a. Recommend Council adopt revisions.

2) Ordinance to amend parking requirements Amend Section 1262.02

- a.** Recommend Council adopt revisions with barrier free parking spaces to be confirmed by Doozan and 25 square feet text corrected.
- 3) Ordinance to amend protective screening - Amend Section 1268.29**
 - a.** Recommend Council adopt revisions with language that materials mimicking would be added.
- 4) Proposed Ordinance to amend Section 1262.01 – Off Street Parking and Loading.**
 - a.** Add to unfinished business. Doozan to review shared parking provisions.