

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
Minutes of Meeting
September 17, 2014
32325 Franklin Road – Village Hall
Franklin, Michigan**

I. MEETING CALLED TO ORDER

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

II. ROLL CALL

Present: Rajaei Abbass, Karen Couf-Cohen, Calvin Cupidore, Connie Ettinger, Peter Halick, Mike Heisel, Dean Moenck, Bill Sheppard, Bob Wilke (arrived at 8:10PM)

Absent: None

Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Administrator, Jim Creech; Village Clerk, Eileen Pulker

III. ADOPTION OF THE AGENDA

Motion by Heisel, seconded by Abbass to approve the Agenda as submitted.

Ayes: Abbass, Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Moenck, Sheppard,

Nays: None

Absent: Wilke

Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of August 20, 2014

Sheppard requested that the sentence, under **IX. MSF Discussion (page 3)**, “Sheppard clarified Planning Commission responsibility for Franklin 2020, in terms of the Master Plan.” be struck.

Motion by Sheppard, seconded by Heisel to approve the amended Minutes for the Regular Meeting of August 20, 2014.

Ayes: Abbass, Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Moenck, Sheppard

Nays: None

Absent: Wilke

Motion carried.

V. COUNCIL LIAISON REPORT

Creech reported that there was a final Certificate of Occupancy (C of O) issued for the Franklin Community Center (Kreger House), had the first reading of the updated 2012 Fire Code, in the process of finalizing the snow removal bids, road patching will be done this Fall by Johnson Landscaping (there will not be any major road projects this Fall), the exterior of the Broughton House (Village Hall) will be painted starting October 15th, including scraping and replacing wood where there is dry rot. Structural and foundation issues of the House still remain.

A discussion ensued about the email Ettinger received from Jane Polan and distributed to the PC at the meeting. Creech explained that a group of residents met and discussed ideas that had been mentioned in the past - sidewalks/pathways and burying overhead lines in the Village Center. It

is his impression that the end product would be that those projects would be part of a bigger plan and could be a PC overlay or a Master Plan amendment to a larger project. He shared his past experiences with such issues.

Discussion and general questions ensued about the associated group concerning its intentions, i.e., funding, ideas, leadership, PC involvement. Procedural process was discussed as was the question of “want vs. need”.

VI. PUBLIC COMMENTS

Chairman Ettinger opened the meeting for public comments. There were no public comments.

VII. PUBLIC HEARING – Special Use Application for 26425 Wellington (Franklin Community Church)

Pulker confirmed that all the appropriate notifications had been sent out. She also stated that she had received a number of calls, many of whom were asking questions about the driving school and whether or not there would be driving on the premises to which the response was none, with no one indicating any reservations about the change.

- **Lynn Hasley**, Pastor of Franklin Community Church, gave a brief background about the driving school and its rental of the church’s space.

VIII. UNFINISHED BUSINESS

A. Consider Special Use Application for 26425 Wellington (Franklin Community Church)

Ettinger pointed out the changes to the application which had been made since the last PC meeting. Appropriate signage was discussed.

Motion by Cupidore, seconded by Heisel to recommend to the Village Council the Approval of the Special Use Application for 26425 Wellington (Franklin Church) contingent upon the addition of McKenna’s recommendation that the proposed use is limited to classroom instruction only.

Ayes: Abbass, Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Moenck, Sheppard
Nays: None
Absent: Wilke
Motion carried.

B. Consider Final Proof Reading of Revised Master Plan 2015 Before Vote Whether or not to Send Same to Village Council.

Ettinger acknowledged the presence of William Bull from the Church and provided a brief background concerning the inclusion of the Franklin Community Church in the Historic District. She clarified that no one from the Village has approached the Church about this subject but there have been discussions amongst the Franklin Community Church Board of Trustees. No decisions have been reached but those conversations are on-going and indicate that the Church might possibly agree to the Church being included in the Historic District, if conditions so warrant.

Heisel expressed his concern about the inventory of land owned by the Village and identified some swaths of land not on the list. (Wilke arrived at the meeting.) Discussion ensued around public lands. Traxler to change the footnote accordingly to reflect the inclusion of streets or planned streets.

Ettinger pointed out that at the bottom page 66, #7, the omission of "...the Franklin Community Church." which is reflected in Chapter 10.

Ettinger clarified that at the PC's June Meeting, the approved minutes stated, in regards to the church being added to the Historic District, "It was agreed that after a meeting with the church, if unacceptable, this item can be excluded from the Master Plan. Commission members agreed unanimously to the above wording subject to the approval of the Franklin Community Church Board and/or Pastor."

Typos should go straight to Traxler who also reminded the PC of the pending schedule. All revisions talked about at tonight's meeting need to be to her in a few days, so that the final Master Plan can be included in the Village Council's (VC) packet in preparation for its October 13, 2014 meeting. At the January 21, 2015 PC Meeting there will be a Public Hearing and approval and the VC will approve it at its February 9, 2015 meeting. Ettinger encouraged members to attend the October 13, 2014 VC meeting.

Motion by Heisel, seconded by Abbass to recommend that the Village Council direct the Village Clerk to distribute the draft Master Plan to the other legal entities per the Michigan Planning and Zoning Act, with the inclusion of the three (3) modifications, as discussed.

Ayes: Abbass, Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Moenck, Sheppard, Wilke

Nays: None

Absent: None

Motion carried.

IX. NEW BUSINESS

A. Consider Site Plan and Special Use Application for 25022 Canterbury

Relevant subjects discussed centered around: an incomplete application, the fire safety issue of solar panels on the roof, and according to the Building Official, the solar panels as described on the application do not require a building permit but do require an electrical permit.

Traxler suggested obtaining additional information from the owner. She believed that due to Franklin's character it was reasonable and wise for the PC to request a Special Use Permit and was supportive of such.

Creech would be responsible for contacting the owners with regards to completing the application.

B. Consider Requirements and Procedures for Section 1250.04 Accessory Uses, Buildings and Structures, (j) Solar and Wind Facilities.

Ettinger reminded the PC of Chapter 1250.04 (j), "...*Franklin encourages the development and use of alternative energy sources...accessory structures (in this case, solar panels)...require site plan review and special use approval.*" According to her, former Planning Commissioners, although supportive of alternative energy sources, considered solar panels ugly, deeming them accessory structures and thusly, requiring a site plan review and special use approval. Moenck, being a member of the 2010 PC, confirmed this and added that a major concern was the

construction of wind turbines. At the time, there was a movement in the Village that would keep anything similar out of the Village of Franklin

Creech mentioned that there appeared to be a “loop-hole” in the procedural steps of acquiring approval and then obtaining a permit for such a project. He believed that there should be something similar to a zoning request, as there is for a fence request.

Possible subjects which might be brought up at the Public Hearing were discussed.

Motion by Halick, seconded by Abbass to approve the scheduling of a Public Hearing for 25022 Canterbury, for October 15, 2014, subject to full completion of the remainder of the Special Use Check List and photographs of the solar panel project be provided.

Ayes: Abbass, Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Moenck, Sheppard, Wilke
Nays: None
Absent: None
Motion carried.

IX. BUDGET EXPENDITURE REPORT

A. Budget Update

The Commissioners discussed the report adding that the current year budgeted amounts should be reflected in the report.

Ettinger thanked all the Commissioners for their hard work during the Master Plan update process.

XI. UPCOMING MEETING DATES

A. Next Regularly Scheduled meeting, October 15, 2014, 7:30 PM

XII. ADJOURNMENT

Motion by Heisel supported by Sheppard to adjourn the meeting.

Ayes: Abbass, Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Moenck, Sheppard, Wilke
Nays: None
Absent: None
Motion carried.

There being no further business, the meeting adjourned at 8:55P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk