

**VILLAGE OF FRANKLIN  
PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY, OCTOBER 5, 2015, AT 7:00 PM  
At the Franklin Village Hall- Broughton House  
32325 Franklin Road, Franklin, Michigan**

**I. MEETING CALLED TO ORDER**

The Special 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, Michigan at 7:00 P.M.

**II. ROLL CALL**

Present: Rajaei Abbass, Calvin Cupidore, Connie Ettinger, Peter Halick, Dean Moenck, Bill Sheppard  
Absent: Karen Couf-Cohen, Mike Heisel, Bob Wilke  
Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Administrator, Jim Creech; Village Clerk, Eileen Pulker

**III. ADOPTION OF THE AGENDA**

**Motion by Moenck, seconded by Abbass to adopt the agenda, as presented.**

Cupidore would like to see the agenda include a finance report because the Planning Commission has stewardship of some general fund dollars. Ettinger commented that Creech is available anytime to provide him with a report.

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

**IV. ADOPTION OF THE MINUTES**

**A. Special Meeting of July 15, 2015**

Moenck corrected the Minutes: Page 3- 2<sup>nd</sup> sentence of Stakhiv's comments should read, "...been fiscally responsible and did its due diligence..."; last sentence at the bottom of the page should distinguish that "Judy Moenck stated that the intent...". Page 4-voting on the approval of the Library Site Plan and Special Use Application, Moenck abstained; Page 4-under **X. NEW BUSINESS, A. 1. Schedule possible Public Hearing (9/16/15)**, Strike the entire first motion that was not acted upon.

**Motion by Moenck, seconded by Cupidore to approve the Minutes for the Special Meeting of July 15, 2015, as amended.**

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

**V. COUNCIL LIAISON REPORT**

Creech, Village Administrator, reported that the Contractor for the owner of the property on Charles Lane discussed the proposed re-development of the site. There was a meeting with the owners of the group home on Bloomington Ct during which they agreed to make every effort to transfer the one or two residents who require extra police attention to another facility. Police Chief Roberts is working on the construction plan for a new carport for the police cars and, hopefully, will have it at the next meeting for PC to review. Ettinger confirmed that according to Traxler a Site Plan Review is needed for the carport.

**VI. PUBLIC COMMENTS**

Ettinger opened the meeting for public comments with no one from the public responding.

**VII. PUBLIC HEARINGS**

**A. To Receive Public Comments on the Proposed Site Plan and Special Approval Use Applications for 32749 Franklin Road (Dare Strategies).**

No comments were received, as no public was present. The Clerk reported that no letters or telephone calls had been received in response to the notices in the papers and mailed to a 1,000 ft. radius.

**B. To Receive Public Comment on the Proposed Site Plan Application for 32750 Franklin Road (Déjà Vu Upscale Resale Shop).**

No comments were received, as no public was present. The Clerk reported that no letters or telephone calls had been received in response to the notices in the papers and mailed to a 1,000 ft. radius.

**VIII. UNFINISHED BUSINESS**

**A. Consider Proposed Site Plan and Special Approval Use Applications for 32749 Franklin Road (Dare Strategies).**

Ettinger referred to a letter from Traxler on the subject of Site Plan Review. Traxler recommended that the PC approve the proposed site plan to the Village Council, subject to the following conditions:

1. Approval by Historic District Commission, which has already occurred, and;
2. Approval of the proposed Special Land Use.

Dan Costello, owner of the property, gave a brief timeline of the activities leading up to this point. Ettinger commended Costello for asking permission in advance and then proceeding through the process which held up the project. He clarified that the shed is for storage.

Sheppard inquired of Traxler if the required landscaped greenbelt plan had been resolved. Traxler replied affirmatively. Traxler reminded Costello that when the shed is constructed he should be mindful of the landscape plan.

**Motion by Cupidore, seconded by Sheppard to Recommend Approval to the Village Council for the special land use of accessory storage shed at 32749 Franklin Road, subject to the following condition:**

**1. Approval of the proposed site plan.**

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

**Motion by Cupidore, seconded by Sheppard, to Recommend Approval to the Village Council of the proposed site plan, for 32749 Franklin Road.**

Cupidore clarified with Traxler that the specificity of quantity and types of trees and general location of the trees must follow the site plan.

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

**B. Consider Proposed Site Plan Application for 32750 Franklin Road (Déjà Vu Upscale Resale Shop).**

Ettinger summarized Traxler's letter dated 9/10/15. Cupidore asked Traxler to explain the insertion of the underlined sentence under #3, **Vehicular Ingress and Egress and Traffic Circulation Patterns, and Off-Street Parking**, "*We recommend that fire safety be reviewed for building circulation as a precaution.*" She explained that it was merely a reminder due to the uniqueness of the location, in which this building is on the same parcel as the Franklin Grill.

**Motion by Ettinger, seconded by Abbass to Recommend Approval of the Proposed Site Plan to Village Council, for 32750 Franklin Road, conditioned upon approval by the Historic District Commission.**

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

**C. Consider Master Plan Resolution of Adoption.**

Ettinger explained that due to a misunderstanding that everyone involved believed that Village Council needed to sign off on the Master Plan, Planning Commission needed to amend the resolution that had been previously approved in May, 2015. This amended document was included in the Planning Commissioners packets. Moenck found a typo in the 3<sup>rd</sup> sentence. There should be a space between the words "Commission" and "has". The line should read, "**WHEREAS** the Village of Franklin Planning Commission has prepared such a Master Plan for the Village's...".

**Motion by Moenck, seconded by Cupidore to approve the Adoption of the Master Plan Resolution, as provided (see attachment #1).**

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

## **IX. NEW BUSINESS**

### **A. Consider Scheduling Public Hearing for the Site Plan and Special Approval Use Application for 32311 Franklin Road (Franklin Police Station) for a Car Port Addition on the November 11, 2015 Regular Meeting.**

**Motion by Moenck, seconded by Sheppard to schedule a Public Hearing for the Site Plan and Special Approval Use Application for 32311 Franklin Road (Franklin Police Station) for a Car Port Addition on the November 11, 2015 Regular Meeting.**

Creech clarified the location, materials, and type of car port. General discussion ensued.

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

Bill Sheppard announced that he would be stepping down from the Planning Commission as he and his wife will be moving out of Franklin. Ettinger thanked him for all his contributions to the Commission, noting that he will be missed.

Ettinger informed that Commission that this too would have been Mike Heisel's last meeting. He has sold his house and will be moving to South Carolina. Ettinger also shared her condolences for the Heisel family in their most difficult loss.

Ettinger mentioned that she has been contacted by several people requesting that the Planning Commission re-open the Sign Ordinance for discussions.

## **X. UPCOMING MEETING DATES**

### **A. Next Regularly Scheduled Meetings, October 21, 2015 at 7:00 P.M., November 11, 2015.**

The timing for the upcoming public hearing for the Police Station carport was discussed with Clerk Pulker noting that the publication requirements would eliminate the ability to hold the hearing at the October 21, 2015 date, and that subsequently that Regular meeting will be canceled, and the public hearing will occur at the next meeting in November.

## **XII. ADJOURNMENT**

**Motion by Sheppard, seconded by Abbass to adjourn the meeting.**

**Ayes:** Abbass, Cupidore, Ettinger, Halick, Moenck, Sheppard

**Nays:           None**  
**Absent:       Coul-Cohen, Heisel, Wilke**  
**Motion carried.**

There being no further business, the meeting adjourned at 7:43P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk

Attachment #1

**VILLAGE OF FRANKLIN  
COUNTY OF OAKLAND, MICHIGAN**

At a Special Meeting of the Planning Commission of the Village of Franklin, County of Oakland, Michigan, held in said Village of the 5<sup>th</sup> day of October 2015, there were:

Present: Rajaei Abbass, Calvin Cupidore, Connie Ettinger, Peter Halick, Dean Moenck, William Sheppard

Absent: Karen Couf-Cohen, Michael Heisel, Robert Wilke

**Master Plan  
RESOLUTION of ADOPTION**

**WHEREAS** the Michigan Planning Enabling Act (Public Act 33 of 2008), as amended, provides for a village planning commission to prepare and adopt a Master Plan for physical development of the community; and

**WHEREAS** the Village of Franklin Planning Commission has prepared such a Master Plan for the Village's physical development in compliance with the Michigan Planning Enabling Act, including relevant charts, maps and text; and

**WHEREAS** the Village of Franklin Planning Commission has provided multiple opportunities for public participation in the planning process; and

**WHEREAS** the Village of Franklin Council approved the draft Plan for distribution, and subsequently the Master Plan was so distributed for review by surrounding communities and other public agencies as required by the Michigan Planning Enabling Act; and

**WHEREAS** the Village of Franklin Planning Commission held a formal public hearing on the draft Master Plan on April 15, 2015 in order to provide additional opportunity for public comment; and

**WHEREAS** all comments received during the planning process have been carefully considered and the Planning Commission is satisfied that the Master Plan is ready for adoption.

**WHEREAS** on May 20, 2015, the Planning Commission adopted a Resolution of Adoption adopting the Master Plan and further resolving to forward the Master Plan to the Village Council for Council's consideration and adoption; and

**WHEREAS** it has subsequently been determined, and the Village Attorney has advised the Village Council, that under the Village Code, consideration and adoption of the Master Plan by the Village Council is not required.

**NOW THEREFORE BE IT RESOLVED AND REAFFIRMED** that the Village of Franklin Planning Commission hereby finally adopts the Village of Franklin Master Plan, as presented at the public hearing held on April 15, 2015.

**BE IT FURTHER RESOLVED** that the Village of Franklin Planning Commission directs the Commission Chairperson and Commission Secretary to sign this Resolution signifying the adoption of the Village of Franklin Master Plan, and to file an attested copy with the Village Clerk.

**Motion by Moenck** and seconded by **Cupidore**.

**AYES: Abbass, Cupidore, Ettinger, Halick, Moenck, Sheppard**

**NAYS: None**

**ABSENT: Couf-Cohen, Heisel, Wilke**

Resolution Declared Adopted.

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Connie Ettinger, Chairman  
Village of Franklin Planning Commission

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Calvin Cupidore, Secretary  
Village of Franklin Planning Commission

**CERTIFICATION**

I, Eileen H. Pulker, the duly elected Clerk of the Village of Franklin, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission of the Village of Franklin, County of Oakland, and State of Michigan, to a meeting held on October 5, 2015, at which time a quorum was present, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan 1976, including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

Dated: October 5, 2015

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Eileen H. Pulker, Village Clerk