

**VILLAGE OF FRANKLIN  
PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, AUGUST 17, 2016 7:00 PM  
at the Franklin Community Center/Kreger House**

Prior to the beginning of the meeting Eileen Pulker, Village Clerk, swore in Bob Wilke for another three (3) year term.

**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 Community Center/Kreger House, 26201 Carol Ave., Franklin, MI at 7:01 P.M.

**II. ROLL CALL**

Present: Rajaei Abbass, Connie Ettinger, David Goldberg, Dean Moenck, Bob Wilke, Peter Halick (arrived at 7:03 PM)  
Absent: Calvin Cupidore  
Also Present: Planning Consultants, Sarah Traxler, McKenna & Associates (arrived at 7:05PM); Village Clerk, Eileen Pulker; Village Administrator, Jim Creech

**III. ADOPTION OF THE AGENDA**

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

**Ayes: Abbass, Ettinger, Goldberg, Moenck, Wilke**

**Nays: None**

**Absent: Cupidore, Halick**

**Motion carried.**

**IV. ADOPTION OF MINUTES**

**A. Regular Meeting of July 20, 2016**

Wilke stated that on page 4, **XI. ADJOURNMENT**, in the vote he was listed as being absent. He was present for the vote and voted "aye".

(Halick arrived at 7:03 PM)

**Motion by Abbass, seconded by Wilke to approve the Minutes for the Regular Meeting of July 20, 2016, as amended.**

**Ayes: Abbass, Ettinger, Goldberg, Halick, Moenck, Wilke**

**Nays: None**

**Absent: Cupidore**

**Motion carried.**

**V. COUNCIL LIAISON REPORT**

Creech reported that the Broughton House project is progressing nicely and he is working with Bill Finnicum on the front office layout. The Council Chamber floor needs to be refinished and he will be getting prices for that. He spoke of the re-imbusement for the grant. Council has approved a \$15 million road improvement millage and the ten (10) Proposed Charter

amendments be put on the November ballot. Brief descriptions of the Charter amendments and an explanation regarding the Road Bond will be posted on the Village website.

(Traxler arrived at 7:05PM)

Moenck inquired about the agreement between the Village and Dan Gosselin, the newly hired Code Enforcer, who also has the same responsibilities for Beverly Hills and Bingham Farms. Creech provided a brief background on the duties of a Code Enforcer. Centralization of the information gathered is still being formulated. The main purpose is to assist the Building Official with "follow-up" in a timely manner. The process for contacting Gosselin is still being worked out.

Creech mentioned that DTE was working in the corridor off of Telegraph Road.

## **VI. PUBLIC COMMENTS**

Ettinger opened the meeting at 7:10 PM for Public Comments.

**Mira Stakhiv**, Crestwood, speaking on behalf of the Library Board, updated the Commission about the library's new construction and its progress. She also noted that there would be an Open House/Celebration on Saturday, September 10, 4-6 PM with a Ribbon Cutting Ceremony at 4 PM.

Ettinger closed Public Comments at 7:12 PM.

## **VII. PUBLIC HEARING**

### **A. 25838 Hersheyvale: Special Use Application Related to Plans for Installation of Solar Panels on the Dwelling.**

Ettinger acknowledged the receipt of a completed application (however, the owner's telephone number was missing), dated July 14, 2016. Included in the packet was a letter dated July 13, 2016 from Sarah Traxler and Brian Keesey from McKenna Associates which sets forth the standards for the consideration of the application, an aerial view of the house and property, and photos of sample solar panels. It appeared that the solar panels would be on the roof on the south side of the house. The site elevation, height of the trees in the rear yard, and the roof pitch measurement were also included.

Traxler explained the process of the Public Hearing. Ettinger confirmed with Pulker, Village Clerk, that notices had been mailed out to residents within 1000 ft. of the property.

Ettinger opened the Public Hearing at 7:15PM.

Gary Pipia, owner and contractor from Oak Electric explained the type of system which would be installed: a solar system with a battery backup. Bevins, owner of the property, commented that the panels would be mounted flat on the roof, 3-4 inches off the roof, each panel measuring 2-3 inches high. The contractor added that in the provided packets there were pictures of the exact panels which would be installed. Wilke inquired as to what batteries that would be installed and the lifespan.

**Mary Jane Major**, Franklin Rd, a neighbor, questioned if the generator would run off of that battery. The contractor clarified that there would be no generator and the battery was in lieu of one, in the case of a power outage. In addition she noted that she had checked out the house and had no objections to the solar panels and that she is in favor of clean energy.

Ettinger closed the Public Hearing at 7:20 PM.

**VIII. Unfinished Business**

**A. Consider Special Use application Related to Plans for Installation of Solar Panels on the Dwelling at 25838 Hersheyvale.**

Moenck asked if the contractor had installed solar panels in Franklin before. The response was in the affirmative with the contractor adding that typically he has applied for and received whatever permits were required and the Village has inspected the installations.

There was a discussion as to the time period when the pertinent Ordinance was instituted. Creech added that a building permit is not required but the Electrical Inspector does the inspection.

The contractor explained how this particular solar system operated with the battery.

**Motion by Goldberg, seconded by Wilke to recommend to the Village Council the Approval of the Special Use Application for the installation of Solar Panels on the dwelling at 25838 Hersheyvale, as submitted.**

**Ayes: Abbass, Ettinger, Goldberg, Halick, Moenck, Wilke**

**Nays: None**

**Absent: Cupidore**

**Motion carried.**

**B. Review of Zoning/Sign Ordinance**

Goldberg stated he had forwarded some typographical corrections, made some suggestions, and posed some questions about the Zoning Ordinance to Traxler. Of those comments that he had received back, he felt there was a need for further clarification and discussion on some items, i.e., the definition and inclusion of “tourist home”, the map in the Site Plan section, C-1 District and residential use, allowable number of cars (vehicles) in a driveway.

Traxler stated that she wanted to be cautious because of budgetary costs but would have the revisions to the Zoning Ordinance at the next PC meeting.

Before the discussion on the Sign Ordinance, Moenck asked that all comments be referenced to Traxler’s August 11, 2016 memo on the Sign Ordinance: Proposed Amendments for Planning Commission Review.

Dean Moenck

Pg. 17, **1474.10 (c) Permitted Exempt Signs, Address Numbers:** He suggested a change. “Address numbers with a numerical height of no greater than twelve (12) inches for both residences and businesses”.

Pg. 14, **1474.08 Appeals and Variances (c 2), Action of Sign Board of Appeals, Necessary Vote:** He confirmed that the section did create the super majority situation.

#### Raj Abbass

Pg. 6, **1474.03 (aa) Sign:** He asked what was the difference between a “sign” and a “display”? Traxler explained that a “display” is a type of a “sign”. Abbass confirmed that a Holiday display is considered a “sign” and yard displays were discussed. Based on the definitions he inquired about how certain items, such as, an “arch” or a “bench”, would be categorized (sign or display).

Pg. 7, **1474.03 (gg) Window Signs:** How far inside the structure must the sign be so as not to be considered a “window sign” and can a specific distance be regulated? Goldberg pointed out that the discussions about the issue are related to the commercial district signs vs. signs in the residential areas.

Abbass asked that the Ordinances be re-organized into information relative to the residential areas and relative to the commercial district. Traxler inquired if the Commission would be amenable for her taking the “Model Code” Ordinance from Michigan Municipal League for Michigan communities and inserting information into Franklin’s existing format using those objectives specific to Franklin?

Pg. 12, **1474.06 Removal of Obsolete Signs:** He questioned the time limitation. He asked for clarifications on the sizes of signs, real estate and open house signs, and lights.

Moenck suggested that the Planning Commission consider writing a separate Ordinance dealing with displays. He suggested that Traxler check to see if other communities regulate the number of displays. There was a discussion as to what would be included in the Ordinance.

Pg. 26, **1474.17 (c 4) Residential District Signs, Height:** He questioned if “...six (6) feet.” was the sign only or from the ground up to the top of the sign? Traxler would look into that measurement. Abbass suggested that it should be regulated to six (6) feet from the ground.

Pg. 29, **1474.20 (f) Nonresidential District Signs, Open/Closed Sign:** Beginning of third line should read, “...two (2) square feet in area, ...”.

### **IX. BUDGET REPORT**

Goldberg inquired about the unspent monies from FY2015/2016. Ettinger noted that the report in the packet reports that as of June 2016, PC had spent 57.7% of its FY 2015-2016 Budget.

### **X. OTHER BUSINESS and COMMISSIONERS’ COMMENTS**

### **XI. UPCOMING MEETING DATES**

**A. Next Regularly Scheduled Meeting, 7:00 PM, September 21, 2016.**

**XI. ADJOURNMENT**

**Motion by Moenck supported by Ettinger to adjourn the meeting.**

**Ayes: Abbass, Ettinger, Goldberg, Halick, Moenck, Wilke**

**Nays: None**

**Absent: Cupidore**

**Motion carried.**

There being no further business, the meeting adjourned at 9:05 P.M.

Respectfully submitted,  
Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk