

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 15, 2017 7:00 PM
FRANKLIN VILLAGE HALL
32325 FRANKLIN ROAD, 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, Michigan at 7:01 P.M.

II. ROLL CALL

Present: Rajaei Abbass, Calvin Cupidore, Connie Ettinger, David Goldberg, Peter Halick, Dean Moenck

Absent: Bob Wilke

Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Clerk, Eileen Pulker; Village Administrator, Jim Creech; Village Council President, Pam Hansen; Village Council Liaison, Mira Stakhiv

III. ADOPTION OF THE AGENDA

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

Ayes: Abbass, Cupidore, Ettinger, Goldberg, Halick, Moenck

Nays: None

Absent: Wilke

Motion carried.

IV. ADOPTION OF MINUTES

Regular Meeting of January 18, 2017

Motion by Moenck seconded by Abbass to approve the Minutes for the Regular Meeting of January 18, 2017, as presented.

Ayes: Abbass, Cupidore, Ettinger, Goldberg, Halick, Moenck

Nays: None

Absent: Wilke

Motion carried.

V. COUNCIL LIAISON REPORT

Creech reported that at the last Council meeting there had been a presentation by Wally Haley and an extensive discussion about cell towers. Haley was initially involved with Franklin's cell tower discussion which led to a vote in 2001. He gave an update on wireless technology since 2001 and explained the differences and the pros and cons of installing MACRO cell towers and Distributed Antenna Systems (DAS) which would be pertinent to Franklin. Steve Bancroft, Executive Director of the Cemetery, who originally raised the issue of cell phone coverage in the Village several years ago, was present at the meeting and suggested that the cemetery board would be interested in working with the Village for a possible cell tower location. Traxler noted that the Ordinances were in place if the Village wanted to move ahead with a plan. Discussion ensued about the process. Traxler added that their office used to have a partner in New York who only consulted with local units of government and reviewed applications that came into McKenna. She would pass on his information to the Village. Creech noted that this issue would

be on a future Council agenda. Creech further reported that there had been a second reading of the Zoning Ordinance, and the Council approved the site plan for the parking lot improvement of the Jones Building. Creech explained that there had been a discussion about the drainage issue and the proposed installation of a natural 5 ft. wide filter strip made up of state-native species as opposed to the perforated leaching basin with a drainage grate which the Village engineers preferred.

VI. BUDGET AND EXPENSES REPORT

Ettinger stated that the report which indicated that it had used 63% of its budget was for informational purposes.

VII. PUBLIC COMMENTS

Ettinger acknowledged Pam Hansen, Village Council President and Mira Stakhiv, Village Council member, and noted that Stakhiv was the Council Liaison to the Planning Commission.

VIII. NEW BUSINESS

A. Review Master Plan Priority Survey Results

Traxler provided a memorandum, dated February 14, 2017, titled “**Survey Results, Master Plan Implementation**”. It prioritized the Master Plan implementation tasks, from most important to least important.

Ettinger began a discussion of how the Planning Commission wanted to implement the tasks, taking into consideration that Council would be considering and setting Planning Commission’s 2017-2018 Budget. Cupidore noted that since the nine (9) most important items dealt with the themes of Capital Improvements and Economic Development, the Commission should concentrate its possible funding energies there.

Ettinger listed her priorities and probabilities of getting funds being cell/wireless reception at the top. Combining Cell/Wireless reception with Village Wi-Fi into one task was discussed. Ettinger opined that the subject of pathways/sidewalks was a little murky. Creech summarized Staran’s legal interpretation of the existing Charter. Moenck pointed out that the total of denial votes from this past November’s election were 50 votes more than the approvals, or 51.32%, in comparison to the 2009 vote which was 2/3 to 1/3 for denial.

Traxler referred to the list of Implementation tasks of the 2015 Master Plan that she had compiled and had given the Commissioners at the September 2016 meeting. For several reasons which she listed, the 2015 Master Plan was missing an Action Plan and an Action Strategy. She recommended the Commission begin by addressing the potential Who, What, and When of each project.

The report entitled “Strategy for Revitalization of the Village Center, June 2008” was discussed. Hansen, who was on the Planning Commission in 2008, provided some background information which resulted in this document. She encouraged and recommended that the Planning Commission follow Traxler’s advice and go before Council with some concrete budget requests. Usually Budget work sessions are in April with hearings in May, but she was confident that Planning could accomplish this in the given time frame. Traxler suggested that Planning identify and assess those issues which could be implemented without expending any money or any requirement of a study.

The subject and process of economic development and the possible collaboration of vested local entities assisting in filling vacancies in the Village Center was discussed. Stakhiv questioned if this would be appropriate for the Planning Commission. Traxler proposed how a pertinent scenario might develop. With regards to collaboration, her first recommendation would be to establish a working group which would meet regularly and discuss the community and economic development. Traxler suggested that a non-elected, neutral person make contact with a property owner and inquire as to the future plans for a particular space. Ettinger agreed and supported Traxler's suggestion.

Motion by Halick seconded by Cupidore to authorize Traxler to contact Steve Showers and inquire as to the status of the former Market Basket site.

Ayes: Abbass, Cupidore, Ettinger, Goldberg, Halick

Nays: Moenck

Absent: Wilke

Motion carried.

Abbass was supportive of regularly planned meetings of the different Franklin entities (PC, Historic District Commission (HDC), Main Street Franklin (MSF), Village Council, and Historical Society) which would become an advocacy for all stakeholders. Ettinger will contact HDC and MSF about a possible collaboration.

Hansen, being President of the Village Council, encouraged the Planning Commission to be an "activist" and bring well thought out ideas and requests to the Council in order to get things accomplished. She underlined Cupidore's comments relating to all the individuals within the Village who would lend support to the Planning Commission's efforts.

Motion by Moenck seconded by Goldberg to authorize Traxler to work on implementation strategies of Main Street and the Village Center.

Ettinger singled out the item #12 (tie) Ordinances – Increase setbacks for new residential construction, and requested more information. Discussion ensued. Traxler pointed out all the items on the priority list she would be addressing: 1,3,4,5,6,7,7,9,9,11.

B. Discussion: Populating an email list for Planning and other Village government-related purposes.

Ettinger led a discussion about facilitating better communication between the Planning Commission and the Villagers, by copying email lists, i.e. similar to Pulker's Village email list, or Franklin Communication Association's (FCA) email list, or going on the Nextdoor Franklin's website, or even sending out postcards.

Stakhiv expressed her concern that Village communication needed to be improved, especially with the upcoming road maintenance/replacement project beginning.

Motion by Goldberg, seconded by Abbass to authorize the Village Clerk to prepare an insert to go into the mailer for the FCA Dues requesting Villagers to send their email address to the Clerk in order to receive important communications from the Village about emergencies, important events, and notification of meetings.

Ayes: Abbass, Cupidore, Ettinger, Goldberg, Halick, Moenck
Nays: None
Absent: Wilke
Motion carried.

IX. UNFINISHED BUSINESS

A. Sign Ordinance Update.

Traxler made the revisions the Commission had requested and distributed the draft ordinance plus some background material to HDC (Gary Roberts) and was waiting for MSF's email address (Deanna Yow). The committee of Ettinger, Roberts, Yow, Creech, and herself, will be meeting within the next two (2) weeks. Their thoughts will be compiled and brought back to Planning for its informal recommendations to the Village Council.

X. GENERAL COMMUNICATION

A. Upcoming Meeting Dates: Next Scheduled Meeting, March 15, 2017, at a special time, 5:00PM.

Due to the timing of the scheduled community meetings for review of the road work on March 15, 2017 at 1:00 PM to 3:00 PM and also from 6:00 PM to 8:00 PM it was determined that the PC meeting should be moved up to 5:00 PM, with everyone agreeing that they would be available at that time.

XI. ADJOURNMENT

Motion by Moenck supported by Abbass to adjourn the meeting.

Ayes: Abbass, Cupidore, Ettinger, Goldberg, Halick, Moenck
Nays: None
Absent: Wilke
Motion carried.

There being no further business, the meeting adjourned at 9:25 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk