

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 19, 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, MI at 7:01 P.M.

II. ROLL CALL

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

Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Clerk, Eileen Pulker; Village Administrator, Jim Creech, Council Member Mira Stakhiv, Gary Roberts, Representative of the Franklin Historical Society

III. ADOPTION OF THE AGENDA

With regards to procedure, Goldberg inquired about the origin of **VIII. NEW BUSINESS, B. Consider Fencing Ordinance**. Moenck explained that it came by way of the ZBA regarding excavation projects in the Village and the spikes on top of wrought iron fences being eliminated was enacted in Southfield Township and the Village was asked to enact it as well. Ettinger provided a short background on the subject.

Creech requested adding under **VIII. NEW BUSINESS, D. Consider Scheduling Public Hearing for the Site Plan Review for 32654 Franklin Road at the May 17, 2017 Regular Meeting of the Planning Commission**.

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

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

Nays: None

Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of March 15, 2017

Goldberg noted that on page one (1) and subsequent pages this meeting should be referred to as a "**Regular**" Meeting.

Moenck recommended that the motion on page two (2) and the first motion on page two (2) be struck and the discussions remain as presented.

Motion by Moenck seconded by Goldberg to approve the Minutes for the Regular Meeting of March 15, 2017, as amended.

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

Nays: None
Motion carried.

B. Special Meeting of March 29, 2017

Cupidore corrected the last sentence in the second paragraph to read, "...plus \$16,000 for the **2, 3, and 4** Master Plan goals." Ettinger changed the wording in the second sentence in the first paragraph under **V. UNFINISHED BUSINESS, A. Master Plan Implementation Strategy – 1. Draft Report priorities** to read, "...including the hiring of third parties, for the implementation of the four (4) projects the Planning..."

Motion by Cupidore, seconded by Moenck to approve the Minutes for the Special Meeting of March 29, 2017, as amended.

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

V. COUNCIL LIAISON REPORT

Creech reported that at the May Council meeting an item concerning rocks in the right of ways will be on the agenda. This was part of the road project. The selling of the bonds will be on May 2, 2017 and the Village should have receipt of the funds on May 24. This will be for the 8.35 million dollars which is the first phase of the road project. The most impact on the Planning Commission was Council's referral back to Planning for further study on the cell phone coverage issue. Council requested that Planning come back to Council within six (6) months with a recommendation. Cris Braun, Executive Director of NEXT, gave an extensive presentation about the Joint Senior Citizens Agreement update and future plans of how to provide services to seniors in the area. There is a Budget Hearing on May 8, 2017 at 7:00 PM, during the regular Council meeting. On April 17, 2017, there was a Special Budget Discussion meeting before the Regular Council meeting. Cupidore inquired about the funding for the research on the cell phone coverage issue. Stakhiv would follow up on the matter of appropriations later in the meeting. Moenck stated that he was very reluctant to hire a consultant or someone to do another study.

VI. BUDGET AND EXPENSES REPORT

Cupidore expressed his concern that with a little over two (2) months left in the budget year PC's expenditures were over the allotted fiscal year amount, averaging \$1,600 a month. He was curious as to the timing of how the invoices get processed for payment. He suggested that another column be added to the "Profit & Loss Budget vs. Actual" statement titled "Estimated Billing to be Received". Discussion ensued about this matter and future funding for new projects. Responding to Moenck's inquiry about McKenna's method of billing, Traxler explained that her firm is paid at an hourly rate. Creech clarified that if and when Planning needs more money for the initiatives he would take the responsibility and propose an amendment to the budget.

VII. PUBLIC COMMENTS

No public comments were made at this time.

VIII. NEW BUSINESS

A. Consider Site Plan Revision for the Franklin Community Center/Kreger House.

Gary Roberts, Historic District Commission (HDC) Chairman and Representative of the Franklin Historical Society/Kreger Fund, which is a 501c3, presented the revised plans for landscaping plans, new patio, and retaining wall at the Kreger House. He noted that this would be the last project that Franklin Historical Society (FHS) would undertake for Kreger House. Roberts provided a brief background pointing out that the focus of this particular project would be the accessibility and maintainability of the pathways between the Kreger buildings, connecting to Carol, as well as creating an open patio area between the house and the barn. He added that he would like to see the Planning Commission consider a pedestrian attachment to the crosswalk at the Post Office so that the public restrooms could be connected to the sidewalks.

Roberts continued stating that FHS would raise the money for this project as it has done for the other Kreger House projects. It is estimated to cost \$50,000. The reason he has come before the Planning Commission is that he and FHS wanted to make sure the stakeholders and the rest of the community were on board with the concept and possibly get an endorsement from PC. He will be submitting this to the HDC in May for informational purposes.

There were discussions about the lighting around the patio and pathways, material of the proposed pathways, and the timeline.

Traxler noted in her April 12, 2017 letter that required site plan information was still needed, including the width of the walkways, before the Planning Commission could determine compliance.

Motion by Cupidore, seconded by Wilke to schedule a Public Hearing at the next Planning Commission meeting, May 17, 2017, to consider the Site Plan Revision of the Franklin Community Center/Kreger House, subject to meeting all of the requirements.

Roberts will work with Traxler to complete all the requirements.

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

Nays: None

Motion carried.

B. Consider Fencing Ordinance, Around Building Sites & Spikes on Wrought Iron Fencing.

Ettinger explained the origination of these items. A copy of Ordinance 1268.19 Excavations or Holes was provided to all Planning Commissioners. Moenck requested that "Construction Fence" be identified and included in the Ordinance.

Moenck noted that health and safety are major concerns. The commission was provided with copies of Moenck's and Ettinger's proposed amendments to the fence ordinance, which included a new section on prohibited designs dealing with fence finials. Different types and materials of

fences, a required time line for the fencing to be up, fence height, and authorization were discussed.

Ettinger proposed that Traxler draft the Construction Fence Ordinance, including the addition of Prohibited Designs, for PC's consideration. Traxler would also include the definition of a construction fence.

Motion by Ettinger, seconded by Moenck to amend the Fence Ordinance to include provisions on construction fences and to include provisions prohibiting fence toppers which could be dangerous to animals or people. Traxler would draft such revisions and bring them back to the Planning Commission for the next meeting.

Roll Call Vote

Abbass	aye
Cupidore	nay
Ettinger	aye
Goldberg	nay
Halick	aye
Moenck	aye
Wilke	aye

Motion carried.

C. Consider Historic District Commission time limit for approvals.

Pulker stated that the HDC would like its Application to include a time limit of twelve (12) months within which work on a project must commence. If work has not started it would be necessary for the applicant to re-apply for HDC approval. She related some circumstances which had occurred in the past. John Staran, Village Attorney, has given his approval of the date inclusion and the State Historic Preservation Office has been consulted, as well.

Goldberg suggested the statement "Any approval shall only be good for a period of twelve (12) months from the date of issuance." be included on the application. Traxler will make the addition and action will be taken at the next meeting.

D. Consider Scheduling Public Hearing for the Site Site Plan Review for 32654 Franklin Road at the May 17, 2017 Regular Meeting of the Planning Commission.

Creech provided pictures and renderings of the proposed market which will be going into the old "Market Basket" building and explained the plans of the new business owners. It will be named, "Franklin Market". The application and plans will be reviewed at HDC's May 3, 2017 meeting.

Traxler will review the plan and it will be sent to the Commissioners at least a week in advance of the hearing.

Motion by Ettinger, seconded by Wilke to schedule a Public Hearing to consider the Site Plan Review of the Franklin Market at 32654 Franklin Road during the May 17, 2017

Regular Meeting of the Planning Commission, subject to the Planner's review that the site plan is complete.

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

Nays: None

Motion carried.

IX. UNFINISHED BUSINESS

A. Cell Phone Service

B. Master Plan Implementation Strategy – draft report

C. Sign Ordinance Update Review, including A-frame signs, building sign size.

Ettinger noted that Planning would be discussing all three items as one. She further explained that the Council has referred the issues of Cell Phone Service, Lighting, Parking, and Sign Ordinance back to Planning for additional research and she would be requesting additional funding. Ettinger proposed that each Commissioner be responsible for one (1) of the four (4) areas, requesting help from others, if need be, and steer their particular issue to completion.

Stakhiv, Council's representative and member of the Birmingham Cable Board, updated some information she had garnered from that morning's Cable Board meeting. She informed the PC that Bloomfield Township would be having a meeting May 1, 2017 at 7:00 PM in the Township Hall regarding the issue of possible installation of several DAS boxes on a single telephone pole. These poles are spaced every 500 yards and are being installed without permission. Because each cell provider installs its own, it is creating what is called, "pole pollution". This being the case the Township wants providers to pay rent.

The Planning Sub-Committees (Master Plan Implementation):

1. Sign Ordinance – Ettinger is already working on the Sign committee with HDC and MSF.
2. Parking – Cupidore worked on the parking study and will take leadership on this, with Wilke assisting.
3. Cell Phone – Moenck will be the lead, assisted by Halick.
4. Lighting and Rights of Way – Goldberg will head this up and Abbass will assist work with possible help from HDC.

Moenck distributed maps of Franklin which he had divided into grids and recorded the number of bars his AT&T phone registered at particular points. Goldberg will supply the Verizon measurements. Moenck will be soliciting users of other cell service providers for help.

Ettinger updated PC on the Sign Committee which consists of herself, Creech, Traxler, Deanna Yow (MSF), and Roberts. She is looking to HDC for guidance in terms of the design of a sign. Some of the topics discussed were the permitted square footage of a sign, the usage of A-frames, and possible templates for signs. Ettinger noted that it was a very productive meeting and they will meet again in May.

X. GENERAL COMMUNICATION

A. Upcoming Meeting Dates: Next Scheduled Special Meeting, May 17, 2017, at 7:00 PM.

Ettinger suggested the Village investigate other search engines for the Village website which would make searching for different subjects in the Ordinances easier. Other communities have easier procedures.

XI. ADJOURNMENT

Motion by Ettinger, seconded by Wilke to adjourn the meeting.

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

Nays: None

Motion carried.

There being no further business, the meeting adjourned at 9:14P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk