

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 21, 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 (arrived at 7:35 P.M.)

Also Present: Planning Consultant, Chris Doozan, McKenna & Associates; Village Clerk, Eileen Pulker; Village Administrator, Jim Creech, Council Member Mira Stakhiv, Deanna Yow, Main Street Franklin Executive Director and owner of The Farmhouse Coffee.

III. ADOPTION OF THE AGENDA

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

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

Nays: None

Absent: Wilke

Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of May 17, 2017

Motion by Abbass seconded by Moenck to approve the Minutes for the Regular Meeting of May 17, 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 June Village Council meeting, the Franklin-Bingham Farms Police Department Awards were given out, including one to the Novi K9 Unit. The Demolition Application for 26900 Crestwood was approved. An application by the family of Virginia DeBenham-Rogers for a Michigan Historical Marker and Placement of the Marker for the Broughton House (Village Hall) as a memorial recognizing Mrs. DeBenham-Rogers' volunteerism in Franklin was authorized. The revised Site Plan for the Kreger House was approved, as was the plan for the Franklin Market on Franklin Road. The date for the Hazardous

Waste Day has not been set. Creech has been charged with exploring the possibility of residents going directly to SOCRRA which is open all year. Joining that organization may be cheaper for the Village than setting aside a particular day. The Budget was adopted by Resolution. Changing the Historic District Commission's time limit for approvals was approved so it would be consistent with that of the Planning Commission and several other ordinances. The sewer rates were changed and the controversial Ordinance dealing with rocks in the Right-of-Way was repealed.

Goldberg confirmed that Council Annual Budget FY2017-2018 allotted \$40,000 to the Planning Commission (PC) which included the Master Plan Implementation of Cell Phone Service, Parking, Lighting, and Sign Ordinance. He suggested a process whereby PC would discuss items and then send them to Council in order to keep it abreast of PC's activities.

VI. BUDGET AND EXPENSES REPORT

Ettinger commented that the Planning Commission was right on target and within their budget.

VII. PUBLIC COMMENTS

No public comments were made at this time.

VIII. UNFINISHED BUSINESS

A. Consider Chapter 1268 Supplementary Regulations Section 1268.19 Excavation or Holes.

Ettinger summarized the pertinent conversations at last month's meeting, including Goldberg's opinion that the discussion had gone too far afield of the original goal. Further discussion of this item was closed and the matter was postponed until this month's meeting. Since Ettinger had no additional information from Traxler she suggested this matter be postponed until next month.

Motion by Ettinger, seconded by Cupidore to postpone Consider Chapter 1298 Supplementary Regulations Section 1268.19 Excavation or Holes.

For Doozan's benefit, Ettinger provided a brief background of the various discussions PC had had, including some questions, and asked for his opinion on this item. Doozan stated that he felt that some revisions of Section 1268.28 Fencing could be made to make it more consistent with Section 1268.19 and make the provisions more clear.

Ettinger suggested that the PC give Traxler some direction as to what it wants her to draft. Discussion ensued. Goldberg noted that cross referencing Section 1268.19 and Section 1268.28 would be beneficial.

Ettinger will provide Traxler with an outline of this discussion.

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

Nays: None

Absent: Wilke

Motion carried.

B. Consider Chapter 1268 Supplementary Regulations Sections 1268.28 Fencing Ordinance, Spikes on Wrought Iron Fencing.

This item was postponed until the next meeting.

C. Master Plan Implementation

1. Cell Phone Service (Moenck and Halick)

Moenck provided a completed map of “Cell Phone “No. Bars” Study” and stated that there was not much new activity, with exception of Laura Segal providing a strength of the Sprint signals. However, there were definite weak spots in the Village. He would have the summary of his findings for PC’s review next month.

(Wilke arrived at 7:35 PM)

The location(s) of a cell tower(s) and other options were discussed and what the Village might consider.

2. Parking (Wilke and Cupidore)

Cupidore reported that several years ago, Commissioners had met with some resistance from the Comerica Bank branch in the Village with regards to its parking lot and green space.

Wilke reported that he had spoken to his Comerica Bank friend in Dallas who contacted the person who oversees the bank’s real estate. The contact person appears to be willing to cooperate. Both he and Cupidore want to meet with the bank and propose several specific actions that PC would like Comerica to take or allow PC to take.

Discussion ensued about making a list of possibilities, using among other things, the 2005 parking study, as a reference. Wilke suggested that the study be reviewed and Cupidore added the possibly of having some schematics provided by McKenna as this would be a one-time only opportunity and Doozan agreed. Wilke added that it might be advisable to have a video track of how many and the time when cars use the bank’s parking lot. It was noted that several, non-Comerica Bank employees from nearby businesses use the lot.

Moenck also opined the importance of looking into cross-lot access. Speaking as the owner of The Farmhouse, Yow agreed, and added that the parking situation for The Farmhouse would be made safer, with the proposed changes. She refreshed the memory of the Commissioners by referring back to the recommendations from MSF’s study done by MSU which was to open up the access between The Farmhouse and Comerica’s back lot and use the green space. The drawings even showed a straight access from the Farmhouse to 14 Mile Road and all of the advantages.

In addition, Yow offered MSF’s help and resources, including Oakland County, as well as her own as the owner of The Farmhouse.

Abbass questioned Yow about what MSF would like to see in the downtown. Yow stated that MSF, as a whole, was looking to enhance the downtown and to see it become more practical, walkable, enjoyable, and friendly. She added that both merchants and residents were involved in this endeavor. Abbass confirmed that MSF was willing to work with the Village, regarding the lighting situation.

Goldberg suggested that on future agendas the item of "Parking" be referred to as, "Parking and Cross-Access".

3. Lighting (Goldberg and Abbass)

Goldberg and Abbass would review HRC's proposal and bring it back to PC next month to discuss and formulate recommendations to the Council to implement. HDC would also become involved with a discussion about the appropriate lighting.

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

Ettinger asked Yow (MSF) and Roberts (HDC) to review the existing, but not yet finalized, version of the Sign Ordinance which Traxler had prepared, and provide their feedback. Roberts provided his comments in an email dated June 13, 2017 which had been included in the packets but Ettinger was not able to include Yow's but emailed them to the Commissioners. With Traxler's help PC can go through and analyze all the comments.

Yow referred to the MSU study and its guidelines adding that for the merchants, they are positive and interested in wayfaring signage.

IX. GENERAL COMMUNICATION

A. Upcoming Meeting Dates: Next Regularly Scheduled Meeting, July 19, 2017, at 6:00 PM.

Cupidore noted that he had seen a post on the Village website for those residents who were interested in applying for positions on a Board or Commission. He inquired if there had been any response. Ettinger replied that there had not been any.

X. ADJOURNMENT

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

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

Nays: None

Absent: None

Motion carried.

There being no further business, the meeting adjourned at 8:07 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk