

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 18, 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, David Goldberg, at the Franklin Village Hall, 32325 Franklin Road, Franklin, MI at 7:04 P.M.

II. ROLL CALL

Present: David Goldberg, Peter Halick, Dean Moenck, Bob Wilke
Absent: Rajaei Abbass (excused), Calvin Cupidore (excused), Connie Ettinger (excused)
Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Clerk, Eileen Pulker; Village Administrator, Jim Creech, Council Member Mira Stakhiv

III. ADOPTION OF THE AGENDA

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

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

IV. ADOPTION OF MINUTES

A. Regular Meeting of August 16,2017

Moenck stated that on page 4 under **4. Sign Ordinance Update Review**, a typographical error was noted. On page 2, Goldberg stated that in the first paragraph, end of the 6th line, the words "... *Policy of...*" should be omitted. The sentence should read, "Council implemented an Investment Fund Balance Policy..."

Motion by Moenck, seconded by Wilke to approve the Minutes for the Regular Meeting of August 16, 2017, as amended.

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

V. COUNCIL LIAISON REPORT

Creech reported that at the October Village Council meeting there was a second reading of the Fence Ordinance to amend Sections 1268.19 and 1268.28 of Chapter 1268 Supplementary Regulations of Part Twelve, Title Four of the Codified Ordinances. In addition, he reported that Brian Gordon was appointed as the third Deputy Treasurer to deal primarily with Investments.

Creech also noted that a Community Development Block Grant (CDBG) Public Hearing was set for November 13, 2017, and a civic event permit application was approved for MSF “FranklinStein Frenzy”.

VI. BUDGET AND EXPENSES REPORT

Goldberg commented that everything looked good. He inquired if the form used for the report which was included in the packet was going to be the regular form. Pulker stated that this report could be amended to include as much detail as the commission decided upon.

VII. PUBLIC COMMENTS

No public comments were made at this time.

VIII. UNFINISHED BUSINESS

A. Master Plan Implementation

1. Cell Phone Service

Those Commissioners attending the meeting were provided an extensive report, dated October 10, 2017, and written by Moenck and Halick. Pulker will send copies to the absent members for their review. At the next meeting there will be a discussion, resulting in some recommendations which would be sent to the Village Council for its consideration.

2. Parking and Cross Access

Wilke reported that on October 3, 2017, he had spoken with a representative in Comerica Bank’s corporate real estate division out of Auburn Hills who had some concerns based upon the proposal. Wilke stated that he wanted to provide the representative with a site map which was modified to be more in line with the PC’s current thinking. He stated that the phone call was very positive and very receptive on everybody’s part. The representative outlined her next steps and ended by saying that if appropriate she would have representatives come here for a presentation. Wilke noted that if things didn’t work out locally the next course of action would be to contact Comerica’s Dallas headquarters. Goldberg added that at the end of the phone discussion her concerns appeared to have been resolved. Traxler will be provided with the pertinent comments the representatives made so that adjustments which dealt mainly with the cross access could be made to the overall plan. As to any opinions of the condo residents, Creech had no further information nor had he reached out to the association. It was agreed that once Comerica comes to a conclusion about the proposals the condo residents would be contacted. There was a discussion about the possibilities for the “green belt” behind the bank, vehicular cross access, as well as the concern for pedestrian access and safety.

3. Lighting

Goldberg reported that at the September Village Council meeting he presented the members with background, referring to HRC’s letter, dated August 10, 2017, of a proposal for a Sidewalk and Lighting Baseline Study and Franklin Road Corridor Master Plan. He also stated that the amount for such a study was in PC’s budget but President Hansen had recommended that he advise Council that the project was moving forward. Council approved the requested budgeted amount of \$10,500. Subsequently he personally met with Hubbell Roth & Clark (HRC) to confirm and finalize the project which should be completed within two (2) months.

4. Sign Ordinance Update Review

Traxler provided the PC members with several documents, which included a copy of the current Chapter 1474, Signs and Outdoor Display Structures, “Stakeholder Comments + Strategic Issues, Draft Sign Ordinance” (July 19, 2017) which contained Historic District Commission (HDC) and Main Street Franklin (MSF) Comments, a “cheat sheet” grid for Permitted Sign Specifications, which included categories along the top, including: Types of Signs (Wall signs, Ground signs, Awning signs, Window signs, Projecting signs, and A-frame signs). The sheet also had a column which had been divided into six (6) blocks: Number Permitted, Sign Standards, Height Requirements, Setback Limits, and Miscellaneous issues and Proposed Change or Question to Consider. Traxler included sheets on Permanent Sign Regulations, Temporary Sign Regulations, and a proposed draft of the Ordinance with deletions with red “strike-throughs” and additions underlined and typed in red, as well as new illustrations which would be placed in an Appendix to “Chapter 1474:SIGNS”. All these documents were printed on 10/18/17.

The prepared informational sheets were reviewed and questions pertaining to the various sign categories discussed, again taking into consideration those comments from HDC and MSF.

The subject of wayfaring signs and how they relate to Franklin were discussed, as were the differences between window signs and incidental signs, as defined under Section 1474.10 Permitted Exempt Signs (h). Regarding the size of the signs, Traxler will bring paper templates of the different sizes to the next meeting. Pulker informed the Commissioners that Bill Dinnan, Building Official, has a photograph of each and every sign in the Village, albeit some are now outdated.

Traxler suggested further review of sign sizes when Ettinger would be present at the meeting.

IX. GENERAL COMMUNICATION

Goldberg brought to everyone’s attention the notification that Farmington Hills has adopted a Grand River Corridor Improvement Authority (CIA) which will generate increased tax revenue. Goldberg added that this was similar to what had been discussed for several years for along Franklin Road, and that monies raised would be put back into that corridor. Goldberg further noted that had a fund been established many years ago, the money could have been used for Franklin’s lighting project along Franklin Road. Goldberg explained the process of a C.I.A., for which the increase in tax revenue is accumulated and reserved for use in the designated area.

A. Upcoming Meeting Dates: Next Regularly Scheduled Meeting, November 8, 2017, at 7:00 PM.

The schedule for future meetings was discussed. There was a discussion about the Public Hearing scheduled for Monday, October 30, 2017 at 7:00 PM about the Burger Barn on Telegraph. In conjunction with the Hearing the HDC Study Committee will discuss the filing of a report for a non-contiguous addition to the Historic District to add the barn which is located in the common area of the Franklin Farms Condominium Association. Goldberg noted some of the historical facts concerning the development, including the barn. Discussion ensued.

X. ADJOURNMENT

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

Ayes: Goldberg, Halick, Moenck, Wilke

Nays: None

Absent: Abbass, Cupidore, Ettinger

Motion carried.

There being no further business, the meeting adjourned at 8:45 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk