

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 12, 2018, 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 7:00 PM.

II. ROLL CALL

Present: Raj Abbass, Nena Downing, David Goldberg, Albert Haddad, Peter Halick, Dean Moenck, Bob Wilke (arrived 7:02 p.m.)

Absent: None

Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Administrator Jim Creech; Village Clerk Eileen Pulker; HDC Chairman Gary Roberts; Elina Costello, D.D.S., Smile Builders owner

III. ADOPTION OF THE AGENDA

Motion by Downing, seconded by Abbass to adopt the agenda, as presented.

Ayes: Abbass, Downing, Goldberg, Haddad, Halick, Moenck

Nays: None

Absent: Wilke

Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of August 15, 2018

Downing pointed out spacing errors on a few pages. On page 4, under 5. Projecting Signs, Goldberg corrected the measurement at the end of the last sentence. It should read “3.5 *feet*” not “inches”. In the following paragraph, last sentence the measurement should be corrected to “3.5 *feet*” not “inches”.

(Wilke arrived.)

Haddad requested the identity of the Enforcement Officer who was referenced under the Sign Ordinance Review on page 3, to which Jim responded that he was Dan Gosselin and that he does similar work for other communities nearby.

Motion by Abbass, seconded by Haddad to approve the Minutes for the Regular Meeting of August 15, 2018, as amended.

Ayes: Abbass, Downing, Goldberg, Haddad, Halick, Moenck, Wilke

Nays: None

Absent: None

Motion carried.

V. COUNCIL LIAISON REPORT

Creech stated there had not been a Village Council meeting since the last Planning Commission meeting. He reminded the Commission about the news concerning the closing of Bank of America at 13 Mile and Telegraph Rd. and explained the details of the Consent Judgement and the zoning relative to the Homeowners Association property behind it. Another Planning item was the wall and the chain link fence covered with black vinyl that the City of Farmington Hills had installed on the east side of Inkster, south of 13 Mile Road. It was on the Franklin side of Inkster Road and appeared to be an entranceway to the Village; however, all that property was owned by the City of Farmington Hills and was on right-of-way property. Unfortunately, Franklin does not own or have jurisdiction to the middle of the road, which would normally be the case. If Franklin wanted to replace the fencing, it would cost approximately \$125/ft. and Farmington Hills would have to provide Franklin permission to do that. Creech also reported that Marijuana legislation would probably be passed in the State of Michigan and the Village electorate would have the right to overturn whatever decision the Council decided to opt in to allow establishments within the Village. A resident on Old Trail Road was interested in splitting his property into its original two lots; it is possible this application request would come before Planning before the end of the year. Tad Krear, owner of Land Design Studio, the firm which might be doing the downtown streetscape, will be at the Council meeting on October 8, 2018 to present his proposal for the project. The Wireless Resolution would also be presented to Council for its approval and support. Responding to Moenck's inquiry, Creech reported that the pastry shop had been awarded a Façade Grant through Main Street; however, that was all the news he had about the structure.

VI. BUDGET AND EXPENSES REPORT

Pulker provided the Planning Commission with its monthly Budget Report.

VII. PUBLIC COMMENTS

Gary Roberts, Wellington Road, architectural consultant to the Franklin Library Board, refreshed the Commissioners' memories of the original plan for the expanded Franklin Library and a reading garden. The Library Board has conceptually approved this plan which also involved Tad Krear, Land Design Studio. Roberts handed the Commissioners a sheet with the plan and pictures and spoke about some general details: outdoor reading garden with casual seating and some hard surface which would be the same hard aggregate as was used for the front walkway of the building; Adirondack chairs, rocking chairs; tables (picnic and small); and kids' oriented reading space with seating logs. The designated area could be accessed out the double doors of the library and run from the south wall of the library to the parking on the north. Only a little landscaping would be added to the space. The bike rack at the parking area would be moved to the east side of the walkway. He also suggested some improvements which had not yet been approved by the Library board and noted there were still some issues that had to be worked out.

Roberts confirmed the Village owns the physical structure of the Library, the Library Board operates it under a separate millage and controls all its operations, and the grounds around the building are owned by the Village. He included that when the site plan for the library expansion was approved, so was the concept of the reading garden. He also reported that it had been endorsed by the Historic District Commission (HDC) at its last meeting.

Mira Stakhiv, Council member and Vice President of the Library Board of Directors, added that the garden was not only for the library but also for the entire community.

Roberts will report back to the Library Board that the Planning Commission has no objections to the conceptual plan.

VIII. UNFINISHED BUSINESS

A. Sign Ordinance Review

Goldberg referred to Traxler's memo, **REVISED Complete Draft of Village of Franklin, Michigan Amended Sign Code**, dated September 11, 2018 which included all of the changes the Planning Commission had made to the Ordinance and which had been recommended to Council. In addition, Traxler explained the "bullet points" on the list which were items addressed after Planning's recommendation to Council. The Commission discussed in detail the individual "bullet points": Reinstate wall signs to 36 sq. ft.; Reinstate Sandwich Board signs; 90-day permit for Sandwich Signs with unlimited renewal (Last month PC took a straw vote and it was tied.); Dictate Sandwich Board materials (Downing went to HDC meeting with examples of style, design, and color scheme which they approved and recommended as "being the Standard Design Guidelines".); Village would maintain Sign Guidelines; Other "housekeeping" items not related to time, manner, and placement requirements of the Sign Code; and Update signage tables per all revisions.

Elina Costello, Smile Builders owner, also had attended the Council meeting and had suggested customized designs be considered. She handed the Commissioners examples of her ideas. One idea was a regulated sign, in terms of materials, colors, and size, with changeable message inserts.

Goldberg referred to the original 2011 draft document written by Main Street Franklin Sign Guidelines and samples which HDC has accepted. Traxler will review and revise the Guidelines and rename the document, Village of Franklin Sign Guidelines for the next meeting. Downing added that HDC recommended that photos of sample sandwich designs to show the desired basic look be included with the permit.

Signs in the right-of-way were discussed in the residential areas and the commercial areas. Goldberg questioned if the prohibition of ground signs in the right-of-way should be kept in the Ordinance in as much as most of the signs in the downtown already violate the Ordinance and according to the survey, the only placement for a sign is in the right-of-way. Traxler will speak with Staran about this issue. The approval process for ground signs was discussed, including the Sign Board of Appeals.

B. Master Plan Implementation

1. Parking and Cross Access

Wilke updated the Commission that his contact with Comerica Bank would be meeting with the Retail Group tomorrow morning. Goldberg re-iterated that the Village was asking permission to build an additional 18 parking spaces behind the existing bank parking where grass was now,

which would allow a “drive through” access to Ravine Drive. Downing noted that the entire lot could be used if the bank were not open for business. Wilke had suggested that the bank “decision makers” meet at the bank branch to walk through the proposed access. In addition, Goldberg pointed out the possibility of striping off parking spaces along the north side of the Fitness Driven building for bank customers. The question of commencing on the project was also brought up in Wilke’s recent conversation with the bank representative.

2. Lighting, Base Survey by HRC

Goldberg noted that Planning was in a “wait and see” mode. At the last meeting Creech showed some examples of lighting which could be obtained from DTE. Costs were a lot lower than Goldberg had expected. The concept of lighting will be voted on, on the November 6, 2018 ballot.

3. Cell Phone Service

No further action was required.

Mira Stakhiv, Village Council member, inserted a Neo Network Development report in each Commissioner’s packet. She brought to the Commissioners’ attention the partnership of Neo-Network with Oakland County Road Commission to install small cells on the traffic poles at 13 Mile and Lahser Road and provided some additional details for the project. With Oakland County becoming involved in this, she suggested the Planning Commission wait and see what happens. She and others also suggested the Planning Commission reach out to the Road Commission and make a suggestion that a small cell be installed on the traffic lights at 13 Mile and Franklin Road, 13 Mile and Inkster Road, and/or 14 Mile and Inkster, to see how effective it would be in the Village; even at Telegraph and 13 Mile and Telegraph and 14 Mile.

IX. GENERAL COMMUNICATION

A. Franklin Cemetery Proposal

Goldberg provided some background information obtained from the Cemetery Board concerning the inventory of remaining lots: 450 plots are currently vacant; 60% of current burials were cremations; and only low mausoleum structures were allowed based on Franklin’s particular category of burial place. The Cemetery Board was receptive to PC’s plan for suggested additional land, whether it be donated or sold. At the moment the subject of replacing the existing chain link fence was foremost for the Board.

The sub-committee concerns were: Will the Village donate land? Legal surveys were necessary to determine what the Village owned and what the FCA owned. Council would need to approve such an expenditure, as it did at PC’s request for the survey of the Village Right-of-Ways. Goldberg would do some research on what information the Village had on this subject and contact HRC, if necessary, to explore the cost for such a project. Downing added that the Cemetery Board members stated they would be working with their landscape designer. Their plan would be presented to PC before it was given to Council.

There was a discussion about the possible relocating of the original trail down the hill in exchange for additional land. Also in the discussion was a possible location of a cell tower.

Goldberg stated that he would like special attention paid to the Bank of America site, 13 Mile and Telegraph, and any and all new and relevant information communicated to him and other Planning Commissioners. All education on this piece of property was most important to the protection of the Village.

B. Upcoming Meeting Dates: Next Regularly Scheduled Meeting, October 17, 2018, at 7:00 P.M.

X. ADJOURNMENT

Motion by Moenck to adjourn the meeting.

Ayes: Abbass, Downing, Goldberg, Haddad, Halick, Moenck, Wilke

Nays: None

Absent: None

Motion carried.

There being no further business, the meeting adjourned at 8:53 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk