

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 17, 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: Nena Downing, David Goldberg, Albert Haddad, Peter Halick, Dean Moenck
Absent: Raj Abbass (excused), Bob Wilke (excused)
Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Administrator Jim Creech; Village Clerk Eileen Pulker; Mira Stakhiv, Village Council Liaison

III. ADOPTION OF THE AGENDA

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

Ayes: Downing, Goldberg, Haddad, Halick, Moenck

Nays: None

Absent: Abbass, Wilke

Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of September 12,2018

Downing referred to page 2, under **V. COUNCIL LIAISON REPORT**, 6th sentence from the bottom should read, "Ted Krear, owner of Land Design Studio, the firm which might be doing the downtown streetscape, ~~and~~ will be at the Council meeting..." and shared one other typo.

Motion by Downing, seconded by Haddad to approve the Minutes for the Regular Meeting of September 12, 2018, as amended.

Ayes: Downing, Goldberg, Haddad, Halick, Moenck

Nays: None

Absent: Abbass, Wilke

Motion carried.

V. COUNCIL LIAISON REPORT

Creech reported that Council made appointments to the Design Team, with Goldberg listed as a member. Stuart Greidanus and Rick Ratner will be researching the Village's vacated undeveloped streets, specifically, Captains Lane and Irving. Creech noted that other communities have a process in place for street vacating; however, Franklin does not. Bob Sage, Willoughby Drive has contacted him about subdividing his property into its two (2) original parcels (Lot 11 and 12). He will be at the November Planning Commission meeting.

VI. BUDGET AND EXPENSES REPORT

Pulker provided the Planning Commission with its monthly Budget Report.

VII. PUBLIC COMMENTS

No public comments were made at this time.

VIII. UNFINISHED BUSINESS

A. Sign Ordinance Review

Goldberg measured the Sandwich Boards in the downtown area and found various sizes. Referring to her Memorandum, dated October 17, 2018, **October Revisions to Proposed Sign Code**, Traxler addressed the question: Would temporary signs receive non-conforming status if they were existing? She noted that she had conferred with the Village Attorney who agreed with her interpretation of the “non-conformity” section where it was implied they would not receive a legal non-conforming status. However, he suggested language be added to make it clearer that temporary signs must comply with the new code. Traxler defined the time-frame as being “within 30 days”, which can be found on page 7, under **1474.07 NONCONFORMING SIGNS (g)**. The other revision was the maximum size of the sandwich board signs which could be found in the chart labeled, “Temporary Sign Regulations”. There was a discussion concerning the maximum size of a sign with the consensus being 6 sq. ft. (2ft. x 3 ft. per side) being optimal and identifying the sizes of the existing signs in the Village.

The subject of percentage coverage for a wall sign was also an issue and discussed. Traxler provided visualizations of the Zieban Mare’s building and the Jones building with mock-up examples representing the proposed code language, “The total area of a wall sign shall not exceed .75 square feet for each linear foot of the business façade on which the sign is located or 36 square feet, whichever is less.” (**1474.19 NONRESIDENTIAL DISTRICT SIGNS, (b) Limit in Number, (1) Wall Signs, B. Size.**) Both mock-ups had 3 Signs – 1.5ft. x 8ft. each and 4 Signs –1.5ft. x 6ft. each.

Downing felt PC should be supportive of HDC’s recommendations regarding the different styles and examples of the sandwich boards which she personally had researched and presented at previous meetings and, at the same time, take into consideration Dr. Costello’s thoughts and ideas which would allow for creativity in sign designs. Moenck stated that the HDC issues and portions of the ordinance will be addressed and kept separate from those of the PC, other commissioners agreed.

Goldberg suggested that PC send the Sign Ordinance to Council with the Guidelines to follow. The draft “MSF Guidelines” needed to be reviewed and revised, if necessary, and renamed, Village of Franklin Sign Guidelines.

Haddad corrected the wording of the proposed language of the Wall Sign code. It should read, “The total area of a wall sign shall not exceed .75 square feet for each linear foot of the *business* façade on which the sign is located or 36 square feet, whichever is less.”

Moenck stated that the regulation, Dimensional Standards (Maximums) for the Sign Types: Portable Ground: Non-commercial and Portable Ground: Off Premise, needed to be corrected on the chart so as to match the Sandwich Board dimensions.

Signs in the right-of-way which are prohibited were discussed. Referring to an email Traxler sent to Staran for advice (October 15, 2018) regarding this matter, he responded that he discouraged any such placement as it was not in the interest of the Village. Traxler proposed a map overlay on a topographical map which might be beneficial in administering this code.

Motion by Moenck, seconded by Downing to recommend to Village Council adopt revisions made to the Sign Ordinance with the two (2) changes: the change in the wording of the proposed language of the Wall Sign Code and the change of the maximum dimensional standards for Portable Ground: Non-Commercial and Off Premise signs, as prepared by McKenna Associates.

Ayes: Downing, Goldberg, Haddad, Halick, Moenck

Nays: None

Absent: Abbass, Wilke

Motion carried.

Traxler would email the changes to each Planning Commissioner. Each Commissioner will then respond to Goldberg his/her approval of the changes. Goldberg will represent the PC at the next Council meeting.

B. Master Plan Implementation

1. Parking and Cross Access

Goldberg spoke to both Abbass and Wilke who requested he discuss this issue with the Commissioners and the Council Liaison. A few weeks ago Abbass, Traxler, and Wilke met with Elizabeth, the local Comerica Bank representative with whom Wilke has been communicating. The Bank's decision was to reject the Planning Commission's proposal. However, the Village purchasing the back piece of the Bank property was a possibility, but had to be considered by the Bank officials.

Traxler listed the issues Council might want to consider. At the next Council meeting Goldberg will update them on the Comerica issue and the alternatives. Pulker will include a map of the area in the Council packets.

2. Lighting, Base Survey by HRC

Goldberg reminded the Commissioners that they would not meet until after the Election and the result of the vote on whether to allow consideration for lighting in the downtown area. Approval of this would be the first step in the process. Moenck stated that he was not in favor of the passage of the lighting issue, and questioned the use of bond money to pay for the lighting.

It was determined that at this point there did not seem to be any more the Commission could do on the issue.

Creech noted that there would be a meeting with Tad Krear and the Design Team the following night to discuss potential lighting, sidewalks, and landscaping along the sidewalks/right-of-ways in the downtown area. The end results would be conceptual plans.

Creech explained that the lighting project could use existing road funds, as well as, using the existing Act 51 money the Village has.

3. Cell Phone Service

The Commissioners were given the official resolution in support of the Wireless Facility and Infrastructure development passed by the Village Council. Moenck and Halick have continued researching different information, including articles concerning which services might be available to the Village. With contacts having been established with Sprint, AT&T, and Verizon, Moenck and Halick could decide in which direction they wanted to go. Moenck now has confirmation of the firm working with Oakland County Road Commission for placements of equipment on traffic signals.

Halick was looking into a 3rd party who might be able to advocate for the Village, i.e., the person who spoke with them on the conference call or an equipment installer.

IX. GENERAL COMMUNICATION

A. Franklin Cemetery Proposal

Goldberg updated the Commission on his interaction with the Council at its last meeting. He advised them that a survey of the land adjacent to the cemetery might be in order. Pulker continued looking through the Village files for surveys and found those that were completed for the construction of the Police station which were completed in 1997 or 98, copies of which were provided to the Commissioners. Haddad, Downing, and he walked and measured the area according to a map he had drawn. In comparison to the official survey, the measurements they took were “in the ballpark”.

Because of existing surveys, a new one might be needed to be done in order to establish what the Village owned and where the boundary was. However, the Commission might want to consider hiring HRC to do a more enhanced survey of the common boundary between the Village and the Cemetery, taking into consideration the significant trees and other landmarks.

Village Council was generally in favor of a concept of donating or selling the land to the Cemetery Association, however, there were additional comments, possible conditions, and concerns that needed to be addressed. Goldberg added to the conversation the subject of the vacated properties in the vicinity of the cemetery.

Downing suggested that the HRC survey overlay indicate possible locations for a cell tower. Possible conditions were discussed.

Goldberg will contact Eddie Zmich at HRC for an estimate for an overlay and ask if he would like the committee to accompany him when doing some of the preliminary markings of the land.

B. Upcoming Meeting Dates: Next Regularly Scheduled Meeting, November 14, 2018, at 7:00 PM (second Wednesday).

X. ADJOURNMENT

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

Ayes: Downing, Goldberg, Haddad, Halick, Moenck

Nays: None

Absent: Abbass, Wilke

Motion carried.

There being no further business, the meeting adjourned at 8:54 PM.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk