

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
Minutes of Meeting
January 20, 2010**

I. CALL TO ORDER

The regular meeting of the Village of Franklin Planning Commission was called to order by Chairman Pamela Hansen at the Franklin Village Office Building, 32325 Franklin Road, Franklin, Michigan, at 7:31 P.M.

II. ROLL CALL

Present: Connie Ettinger, David Goldberg, Pam Hansen, Mary Hepler, Brian Hughes, Dean Moenck, Joe Roisman
Absent: Al Beke (excused), Steve Croyle (resigned)
Also Present: Village Planning Consultant Christopher Doozan-McKenna and Associates, Village Clerk Eileen Pulker, Bill Lamott, Village Council Trustee

III. ADOPTION OF AGENDA

Motion by Ettinger supported by Hughes to approve the agenda as submitted.

Ayes: Ettinger, Goldberg, Hansen, Hepler, Hughes, Moenck, Roisman

Nays: None

Absent: Beke, Croyle

Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of December 16, 2009

Doozan noted the following errors in section IX(A): "from material obtained from the County" should be deleted and "ensured" should be "ensued".

Motion by Moenck supported by Hughes to approve the minutes for the regular meeting of December 16, 2009, as amended.

Ayes: Ettinger, Goldberg, Hansen, Hughes, Moenck, Roisman

Nays: None

Abstain: Hepler

Absent: Beke, Croyle

Motion carried.

V. COUNCIL LIAISON REPORT

Pulker noted that Stoppels was not able to be in attendance and she would be providing the report on his behalf. Continuing, she advised that census related jobs are available, Council approved an Emergency Management Services Contract, Birmingham Area Cable Board Representative, Lew Eads and Chairman Elaine McLain reviewed the Board's Annual Report with Council and noted the Board is conducting a survey with the expectation to appear before Council in May regarding the results, 2 personal trainers have decided to locate their businesses in the Village, the coffee/ice cream store is moving forward, Oakland County Main Street will be producing a video in the Village and requests Villagers participation, Motion Picture Ordinance was adopted by Council, Sign Ordinance is being reviewed for content and will be re-presented at the February Village Council meeting, provided an overview of the Village's concern over unleashed dogs running on property other than its owner's, and advised that the Police Department requests that alarm systems be turned on when not at home and garage doors be closed.

Discussion ensued regarding the Sign Ordinance – Temporary sign issue, with it being noted that the draft of the Sign Ordinance considered by Council appears to be incorrect as the Commission deleted the listing of materials in the draft it approved with Pulker noting that she and Doozan will review the matter and provide information accordingly. Hansen noted that due to problems enforcing the terms of the previous ordinance, the Commission had revised the Ordinance and recommended approval as revised. In

response to concerns about the revised ordinance language from the merchant community at the November 2009 public hearing, the Commission would be open to another revision of the sign ordinance after HDC and Main Street Design Committee consider appropriate design standards. Discussion ensued regarding the moratorium on enforcement. Discussion continued with the problem of unleashed dogs in the park and concerns such as safety and excrement on park grounds with it being noted that by ordinance dogs are to be leashed when off the owner's personal property. The Police Department will be discussing these matters with dog owners and writing tickets when necessary.

A. Main Street Oakland County (MSOC) Program Update

Pulker noted information regarding the February Main Street 101 training has been included in the packets and noted that while there is no fee, reservations are required and the location has been changed to the Franklin Community Church.

VI. BUDGET EXPENDITURE REPORT

A. Update Remainder of FY2009-2010

Hansen summarized the results of the discussion she had with Doozan and Stoppels regarding budget strategies as follows: Bulk of expenditures fall into 3 categories (consultants, minute takers, and mailing/publication costs); focus was on ways to manage McKenna related expenditures; McKenna agreed to a flat monthly fee of \$750.00 which should cover anticipated work and remain within budget; if extenuating circumstances arise such as an unanticipated project, scope of anticipated project is larger than expected, etc., a meeting with Council is triggered to discuss funding.

Discussion ensued regarding need to define what the flat fee covers with Hansen providing an overview and Pulker advising that she will transmit the letter to the Commissioners which lays out the services to be provided.

VII. PUBLIC COMMENTS

Bill Lamott, Village Council Trustee, advised that the Kreger Team has met and discussed use of the buildings, noted the special use permit application will be submitted in the next couple of months which will be based on anticipated final uses, mid-year some of the building will be ready for use, Pancake Breakfast/Fun Run is scheduled for June 12th (contemplating an annual event to be held the 2nd Saturday in June), Barn Dance will be held on either the last Saturday in September or first in October, and requested feedback as to how to manage governance/oversight such as through establishment of an advisory council to ensure the buildings are available for community usage as planned and whether this should be part of the special use permit.

Doozan advised that governance is a separate issue from the special use permit. Discussion ensued regarding whether the Kreger buildings are within the borders of the HDC with Lamott advising that at this time they are not, need for consistent governance (functional and usage), need to be sensitive to community usage, ownership lies with the Village and governance at this time lies with Administration, operational costs to be funded by Village once buildings are completed and functional, no role for PC in governance unless requested by Council to do so, and mechanism for oversight, with the consensus being to request Staran to advise as to creation of a separate oversight entity with well-defined rules applicable to all that would enable the Village to have some control over uses.

VIII. PUBLIC HEARING

A. Revisions to Section 1268.30 of Chapter 1268 Supplementary Regulations, Processing Requirements for Site Plan Review, to allow for preliminary reviews of site plans.

Hansen opened the Public Hearing at 8:16 P.M. with no one from the public responding/

Hansen closed the Public Hearing at 8:16 P.M.

IX. UNFINISHED BUSINESS

A. Revisions to Section 1268.30 of Chapter 1268 Supplementary Regulations, Processing Requirements for Site Plan Review, to allow for preliminary reviews of site plans.

Doozan provided a brief overview of the revisions which included changing the conceptual review to be optional as opposed to mandatory, public hearing to be conducted by the Commission as opposed to Council, and notices to be mailed to owners/occupants within 1000' as opposed to 300'. Discussion ensued regarding lack of limitation on the number of conceptual reviews and pros and cons of establishing a limit with the consensus being to limit conceptual reviews to one.

Motion by Hepler supported by Hughes to refer Revisions to Processing Requirement for Site Plan Review to Council for consideration with a recommendation for adoption as revised to limit conceptual reviews to one.

Ayes: Ettinger, Goldberg, Hansen, Hepler, Hughes, Moenck, Roisman

Nays: None

Absent: Beke, Croyle

Motion carried.

B. Tree Management Ordinance (to encompass Chapter 1024, Trees; Chapter 1232, Tree Protection; and Chapter 1477, Dangerous Trees).

Goldberg noted that he and Beke had worked on this Ordinance and thanked Bill Dinnan for his comments on this Ordinance as well as the Processing Requirements for Site Plan Review. Doozan referred to the submitted material and provided a brief overview of the changes (Addition of Village Arborist to definitions; corrections to wording of 2 sections that were in conflict; replacement trees to be on inch-for-inch basis for trees removed illegally).

Motion by Moenck supported by Hughes to refer the Tree Management Ordinance to Council for consideration with a recommendation for adoption.

Ayes: Ettinger, Goldberg, Hansen, Hepler, Hughes, Moenck, Roisman

Nays: None

Absent: Beke, Croyle

Motion carried.

C. Alternative Energy

Hansen noted that the Commission had a good discussion last month on this topic. Doozan reviewed his recommendations for revisions to address solar and wind facilities which he structured to enable the Village to retain discretion by permitting these facilities as special approval uses/accessory structures.

Discussion ensued regarding variances necessary for structures exceeding height limitations, clarification as to permitted districts, need to clarify that alternative energy facilities are accessory structures by including alternative energy facilities in the Accessory Structure definition, and what constitutes an accessory structure.

Motion by Moenck supported by Hughes to schedule public hearing at the February 17th meeting.

Moenck noted that Beverly Hills had passed an alternative energy ordinance. Lamott inquired how requests will be handled with it being noted that the intent at this time is to control via special use application process and reconsider again next year.

Ayes: Ettinger, Goldberg, Hansen, Hepler, Hughes, Moenck, Roisman

Nays: None

Absent: Beke, Croyle

Motion carried.

D. 2006 Master Plan Implementation Plan

Pulker advised that the Website Committee is currently considering 2 plans for updating the website, summarized the 2 plans, and noted a recommendation is anticipated soon. Discussion ensued regarding the need for defined objectives, Master Plan, Website Committee, and pros and cons of 2 plans.

Hughes advised that he e-mailed to the Commissioners information relative to the City of Farmington Hills Green Movement as requested and provided a brief overview. Discussion ensued regarding the value of transmitting such information to the Village with it being noted that community members might be interested in spearheading such an effort with the consensus being to revisit this next month

X. UPCOMING MEETING DATES

A. Next Regular Meeting Date: February 17, 2010, 7:30 P.M.

XI. ADJOURNMENT

Motion by Hughes supported by Hepler to adjourn the meeting.

Ayes: Ettinger, Goldberg, Hansen, Hepler, Hughes, Moenck, Roisman

Nays: None

Absent: Beke, Croyle

Motion carried.

There being no further business, the meeting adjourned at 9:00 P.M.

Respectfully submitted,

Lori D. Rich, Recording Secretary

Eileen H. Pulker
Eileen H. Pulker, Clerk

TO DO LIST

January 20, 2010 Planning Commission Meeting

- 1. December Minutes:**
 - a. Delete "from material obtained by the County" section IX(A)
 - b. Change "ensured" to "ensued" section IX (A)
- 2. Sign Ordinance – temporary sign issue:**
 - a. Review Ordinance as drafted by PC and draft submitted to Council to determine why the listing of materials was included in the Council draft as PC had deleted it.
- 3. Budget:**
 - a. Transmit to Commissioners letter outlining fee arrangement with McKenna.
- 4. Kreger Buildings:**
 - a. Request Staran to weigh in on governance.
- 5. Preliminary Review of Site Plans:**
 - a. Revise to limit conceptual reviews to one.
 - b. Refer to Council with a recommendation for approval.
- 6. Tree Management Ordinance:**
 - a. Refer to Council with a recommendation for approval.
- 7. Alternative Energy Discussion:**
 - a. Change Section 1240.07 Definitions – subsection (b)(1) to Accessory Structures.
 - b. Add alternative energy facilities to definition.
 - c. Change "structrues" to "structures" in definition.

- d. Schedule public hearing for February meeting.
 - e. Add discussion regarding possibility of recruiting volunteers to transmit “green energy” information to the Village.
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